

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

62 MARTIN CLOSE SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Land

Suburb

South Morang

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 May 2026

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address
Including suburb and
postcode

9 CUMBUNGI CLOSE SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,111,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Other

Suburb

South Morang

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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11 CUMBUNGI CLOSE SOUTH MORANG VIC 3752

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Single Price

\$1,109,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Other

Suburb

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15 CUMBUNGI CLOSE SOUTH MORANG VIC 3752

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Single Price

\$1,129,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Other

Suburb

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Median sale price

(*Delete house or unit as applicable)

Median Price

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