

## 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

66D GORGE ROAD SOUTH MORANG VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

9/788 PLENTY ROAD SOUTH MORANG VIC 3752	\$602,000	28-Feb-25
14 THERMAL LOOP SOUTH MORANG VIC 3752	\$615,000	21-May-25
51 ANCHORAGE DRIVE SOUTH MORANG VIC 3752	\$570,000	21-May-25

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: 14 July 2025

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**9/788 PLENTY ROAD SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$602,000** Sold Date **28-Feb-25**

Distance **0.9km**



**14 THERMAL LOOP SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$615,000** Sold Date **21-May-25**

Distance **1.1km**



**51 ANCHORAGE DRIVE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$570,000** Sold Date **21-May-25**

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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