

## 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

6 POPPY DRIVE 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

\$700,000

&

\$770,000

### 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

2 RIVER BROOK AVENUE SOUTH MORANG VIC 3752	\$765,000	09-Mar-25
34 BRACKEN WAY SOUTH MORANG VIC 3752	\$760,000	16-Apr-25
13 JENOLAN WAY SOUTH MORANG VIC 3752	\$738,000	01-Feb-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.~~

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**2 RIVER BROOK AVENUE SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price **\$765,000** Sold Date **09-Mar-25**

Distance **1km**



**34 BRACKEN WAY SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price **\$760,000** Sold Date **16-Apr-25**

Distance **0.61km**



**13 JENOLAN WAY SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$738,000** Sold Date **01-Feb-25**

Distance **1.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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