

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

5 TUROSS CRESCENT 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

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

South Morang

Period-from

01 Aug 2024

to

31 Jul 2025

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

2 LAPWING ROAD SOUTH MORANG VIC 3752	\$730,000	15-Mar-25
286 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$704,000	26-Jul-25
11 NIGHTHAWK BOULEVARD SOUTH MORANG VIC 3752	\$711,000	05-Apr-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: 05 August 2025

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**2 LAPWING ROAD SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$730,000** Sold Date **15-Mar-25**

Distance **1.52km**



**286 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$704,000** Sold Date **26-Jul-25**

Distance **0.71km**



**11 NIGHTHAWK BOULEVARD
SOUTH MORANG VIC 3752**

 3  2  2

Sold Price **\$711,000** Sold Date **05-Apr-25**

Distance **0.26km**

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

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