

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 Morris Road, Mccrae VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price	<input type="text" value="\$1,250,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Mccrae"/>
Period - From	<input type="text" value="08/04/2025"/>	to	<input type="text" value="07/10/2025"/>	Source	<input type="text" value="pdol"/>

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Somers Av, Mccrae Vic	\$2,685,000	15/06/2025
13 Matthew St, Mccrae Vic	\$2,015,000	26/06/2025
24 Burrell St, MCCRAE Vic	\$2,320,000	22/05/2025

This Statement of Information was prepared on: