

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|-------------------------------|
| Address Including suburb and postcode | 3 LANG COURT MORWELL VIC 3840 |
|---|-------------------------------|

Indicative selling price

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

| | | | | | |
|--------------|-----------|---------------------|--|---|--|
| Single Price | \$585,000 | or range between | | & | |
|--------------|-----------|---------------------|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$360,000 | Property type | House | Suburb | Morwell |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---------------------------------------|-----------|--------------|
| 7 RONALD COURT MORWELL VIC 3840 | \$535,000 | 11-Dec-25 |
| 20 BELLARINE CIRCUIT MORWELL VIC 3840 | \$650,000 | 18-Nov-25 |
| 5 BIRCH COURT MORWELL VIC 3840 | \$552,000 | 30-Oct-25 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 January 2026

**7 RONALD COURT MORWELL VIC
3840**

3 1 -

Sold Price

^{RS} **\$535,000** Sold Date 11-Dec-25

Distance 1.36km

**20 BELLARINE CIRCUIT MORWELL
VIC 3840**

4 3 2

Sold Price

\$650,000 Sold Date 18-Nov-25

Distance 3.53km

**5 BIRCH COURT MORWELL VIC
3840**

2 2 4

Sold Price

\$552,000 Sold Date 30-Oct-25

Distance 1.16km

RS = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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