

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 CORREA COURT 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2025

to

31 Aug 2026

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

4 BUGLE CLOSE SOUTH MORANG VIC 3752	\$1,080,000	30-Apr-26
10 GROUNDBERRY STREET SOUTH MORANG VIC 3752	\$1,017,000	16-May-26
13 SARGOOD DRIVE SOUTH MORANG VIC 3752	\$1,020,000	30-Jul-26

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: 01 September 2026



4 BUGLE CLOSE SOUTH MORANG VIC 3752

4 2 2

Sold Price

\$1,080,000

Sold Date

30-Apr-26

Distance

0.47km



10 GROUNDBERRY STREET SOUTH MORANG VIC 3752

4 2 2

Sold Price

\$1,017,000

Sold Date

16-May-26

Distance

0.62km



13 SARGOOD DRIVE SOUTH MORANG VIC 3752

5 2 2

Sold Price

^{RS} **\$1,020,000**

Sold Date

30-Jul-26

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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