

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

7 LEAFLOVE WALK 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2025

to

31 Jan 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

1/160 GORDONS ROAD SOUTH MORANG VIC 3752	\$635,000	23-Jan-26
31 THERMAL LOOP SOUTH MORANG VIC 3752	\$629,000	19-Nov-25
33 THERMAL LOOP SOUTH MORANG VIC 3752	\$633,000	24-Nov-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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Joel Viavattene
P 0448151014
M 0448151014
E joelviavattene@rataandco.com.au



**1/160 GORDONS ROAD SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price **\$635,000** Sold Date **23-Jan-26**

Distance **0.19km**



**31 THERMAL LOOP SOUTH
MORANG VIC 3752**

 3  2  -

Sold Price **\$629,000** Sold Date **19-Nov-25**

Distance **1.07km**



**33 THERMAL LOOP SOUTH
MORANG VIC 3752**

 3  2  -

Sold Price **\$633,000** Sold Date **24-Nov-25**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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