

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 BOWDEN STREET 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

\$855,000

&

\$900,000

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

| | | |
|--|-----------|-----------|
| 24 STEELS PLACE SOUTH MORANG VIC 3752 | \$900,000 | 06-Oct-25 |
| 1071 PLENTY ROAD SOUTH MORANG VIC 3752 | \$870,000 | 03-Feb-26 |
| 21 ARROWGRASS STREET SOUTH MORANG VIC 3752 | \$850,000 | 18-Oct-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: 20 February 2026

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**24 STEELS PLACE SOUTH
MORANG VIC 3752**

4 2 2

Sold Price **\$900,000** Sold Date **06-Oct-25**

Distance **0.3km**

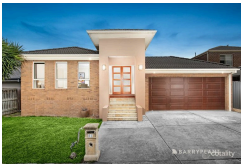


**1071 PLENTY ROAD SOUTH
MORANG VIC 3752**

4 2 2

Sold Price **RS \$870,000** Sold Date **03-Feb-26**

Distance **1.48km**



**21 ARROWGRASS STREET SOUTH
MORANG VIC 3752**

4 2 2

Sold Price **\$850,000** Sold Date **18-Oct-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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