

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 25 Palisades Blvd South Morang VIC 3752

Including suburb and
postcode

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 \$720000 & \$750000

Median sale price

Median price \$815,000 Property Type House Suburb South Morang

Period - From April 2025 to April 2026 Source REIV / CoreLogic / realestate.com.au

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Chalon Place, South Morang, VIC 3752	\$770,000	30 Mar 2026
2 15 Paddys Place, South Morang, VIC 3752	\$767,000	30 Mar 2026
3 3 Gardense Parade, South Morang, VIC 3752	\$775,000	21 Mar 2026

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 six months.~~

This Statement of Information was prepared on: 08/04/2026