

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 26 Panton Gap Drive, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$867,000 Property Type House Suburb South Morang

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	22 Sunnybrae Dr MERNDA 3754	\$681,000	26/11/2025
2	53 Fortress Rd DOREEN 3754	\$701,000	14/11/2025
3	10 Dove Tce SOUTH MORANG 3752	\$722,000	20/12/2025

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: 22/04/2026 09:29



Property Type: House (Res)

Land Size: 301 sqm approx

Agent Comments

Comparable Properties



22 Sunnybrae Dr MERNDA 3754 (VG)

Agent Comments



Price: \$681,000

Method: Sale

Date: 26/11/2025

Property Type: House (Res)

Land Size: 375 sqm approx



53 Fortress Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$701,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 385 sqm approx



10 Dove Tce SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$722,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 445 sqm approx