

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

1/9 Kumara Circuit, South Morang Vic 3752

Indicative selling price

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

Range between

\$510,000

&

\$550,000

Median sale price

Median price

\$597,475

Property Type

Townhouse

Suburb

South Morang

Period - From

29/06/2025

to

28/06/2026

Source

Property Data

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	14/23 Kelvin Gr SOUTH MORANG 3752	\$533,500	13/06/2026
2	26 Gordons Rd SOUTH MORANG 3752	\$555,000	27/03/2026
3	5/25 Kumara Cirt SOUTH MORANG 3752	\$525,000	23/01/2026

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:

29/06/2026 14:56



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Property Type: Townhouse (Single)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Townhouse Price

29/06/2025 - 28/06/2026: \$597,471

Comparable Properties



14/23 Kelvin Gr SOUTH MORANG 3752 (REI)

Agent Comments

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Price: \$533,500

Method: Auction Sale

Date: 13/06/2026

Property Type: Unit

Land Size: 152 sqm approx



26 Gordons Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments

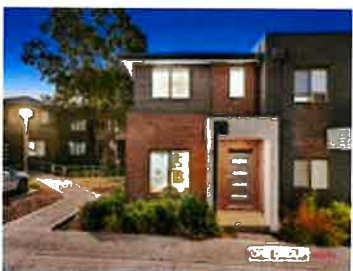
 2  2  1

Price: \$555,000

Method: Private Sale

Date: 27/03/2026

Property Type: Townhouse (Single)



5/25 Kumara Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

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Price: \$525,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Single)

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