

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

119 Stagecoach Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price

\$832,000

Property Type

House

Suburb

South Morang

Period - From

01/07/2025

to

30/06/2026

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	6 Kumara Cirt SOUTH MORANG 3752	\$790,000	27/06/2026
2	14 Stagecoach Blvd SOUTH MORANG 3752	\$760,000	09/05/2026
3	1 Lister St SOUTH MORANG 3752	\$772,500	04/03/2026

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:

19/08/2026 09:43

Brett Sparks

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Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending June 2026: \$832,000



3 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 525 sqm approx

Agent Comments

Comparable Properties



6 Kumara Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 473 sqm approx



14 Stagecoach Blvd SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 451 sqm approx



1 Lister St SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$772,500

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House

Land Size: 294 sqm approx

Account - Jellis Craig | P: 03 94321444