

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

6 Donnelly Circuit, South Morang Vic 3752

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2025

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	7 Uccello Way MERNDA 3754	\$720,000	21/03/2026
2	32 Lucca Wik MERNDA 3754	\$670,000	31/01/2026
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:

04/06/2026 15:31

Daniel Cobern

03 9432 1444

0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending March 2026: \$835,000



3 2 1

Rooms: 5

Property Type: House

Land Size: 352 sqm approx

Agent Comments

Comparable Properties



7 Uccello Way MERNDA 3754 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 312 sqm approx



32 Lucca Wlk MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 346 sqm approx



10 Dove Tce SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$722,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 445 sqm approx