

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

113 Vincent Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$675,000 & \$710,000

Median sale price

Median price \$804,000 Property Type House Suburb South Morang

Period - From 13/01/2025 to 12/01/2026 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	10 Dove Tce SOUTH MORANG 3752	\$722,000	20/12/2025
2	6 Estate PI SOUTH MORANG 3752	\$718,000	15/11/2025
3	35 Coleridge Way SOUTH MORANG 3752	\$740,000	04/10/2025

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:

13/01/2026 09:59

113 Vincent Drive, South Morang Vic 3752



 3  2  2

Rooms: 5
Property Type: House
Land Size: 363 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$710,000
Median House Price
13/01/2025 - 12/01/2026: \$804,000

Comparable Properties



10 Dove Tce SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  2

Price: \$722,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 445 sqm approx



6 Estate PI SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  2  2

Price: \$718,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 312 sqm approx



35 Coleridge Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  2  2

Price: \$740,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 406 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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