

## 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

36 HARMONY DRIVE SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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 6 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 20 MIRRABUCCA PROMENADE SOUTH MORANG VIC 3752 | \$748,000 | 22-Jul-26 |
| 9 KOONUNGA CRESCENT SOUTH MORANG VIC 3752     | \$745,000 | 25-Jul-26 |
| 1 DARIUS TERRACE SOUTH MORANG VIC 3752        | \$741,000 | 24-Jun-26 |

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 6 months.~~

This Statement of Information was prepared on: 03 September 2026

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**20 MIRRABUCCA PROMENADE  
SOUTH MORANG VIC 3752**

 3  2  2

Sold Price

<sup>RS</sup>

**\$748,000**

Sold Date

**22-Jul-26**

Distance

**0.74km**



**9 KOONUNGA CRESCENT SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

<sup>RS</sup>

**\$745,000**

Sold Date

**25-Jul-26**

Distance

**1.06km**



**1 DARIUS TERRACE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

**\$741,000**

Sold Date

**24-Jun-26**

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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