

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 11 Angela Court, South Morang, VIC 3752

Indicative selling price

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

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$775,000

Property Type

House

Suburb

South Morang (3752)

Period - From

01/10/2024

to

30/09/2025

Source

pricefinder

Comparable property sales

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
6 ALLAN AVENUE, SOUTH MORANG VIC 3752	\$738,000	25/10/2025
794 PLENTY ROAD, SOUTH MORANG VIC 3752	\$745,000	18/10/2025
82 THOMAS STREET, SOUTH MORANG VIC 3752	\$710,000	24/09/2025

This Statement of Information was prepared on: 14/11/2025