

## 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

12/883 PLENTY ROAD 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,000

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4/22 OLD PLENTY ROAD SOUTH MORANG VIC 3752 | \$608,500 | 30-Aug-25 |
| 19 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752  | \$650,000 | 16-Oct-25 |
| 4/194 GORDONS ROAD SOUTH MORANG VIC 3752   | \$600,000 | 18-Oct-25 |

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: 05 November 2025

Ashlee Jade

M 0434109591

E [ajade@barryplant.com.au](mailto:ajade@barryplant.com.au)



**4/22 OLD PLENTY ROAD SOUTH  
MORANG VIC 3752**

 3  2  1

Sold Price

**\$608,500**

Sold Date **30-Aug-25**

Distance

**0.3km**



**19 MIDNIGHT CIRCUIT SOUTH  
MORANG VIC 3752**

 3  2  1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **16-Oct-25**

Distance

**0.41km**



**4/194 GORDONS ROAD SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **18-Oct-25**

Distance

**1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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