

# 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

15 Payne Place, 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)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$816,250 Property Type House Suburb South Morang

Period - From 01/01/2025 to 31/03/2025 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	28 Corymbia Gr SOUTH MORANG 3752	\$760,000	30/11/2024
2	8 Lister St SOUTH MORANG 3752	\$758,000	09/11/2024
3	2 Briar Ct SOUTH MORANG 3752	\$740,000	04/11/2024

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:

30/04/2025 22:31



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**Property Type:** House  
**Land Size:** 567 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$750,000  
**Median House Price**  
 March quarter 2025: \$816,250

## Comparable Properties



**28 Corymbia Gr SOUTH MORANG 3752 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



**8 Lister St SOUTH MORANG 3752 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$758,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx



**2 Briar Ct SOUTH MORANG 3752 (VG)**

[Agent Comments](#)

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**Price:** \$740,000  
**Method:** Sale  
**Date:** 04/11/2024  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**