

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

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