

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

25 Branch Street, South Morang Vic 3752

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$554,000 Property Type Townhouse Suburb South Morang

Period - From 09/12/2024 to 08/12/2025 Source Property Data

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	12/883 Plenty Rd SOUTH MORANG 3752	\$620,000	09/12/2025
2	14 Bonniebird La SOUTH MORANG 3752	\$735,000	08/11/2025
3	4/194 Gordons Rd SOUTH MORANG 3752	\$600,000	13/10/2025

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:

09/12/2025 16:36



 4  3  1

Property Type: Townhouse

Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Townhouse Price

09/12/2024 - 08/12/2025: \$554,000

Comparable Properties



12/883 Plenty Rd SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  2

Price: \$620,000

Method: Private Sale

Date: 09/12/2025

Property Type: Townhouse (Single)

Land Size: 173 sqm approx



14 Bonniebird La SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$735,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 240 sqm approx



4/194 Gordons Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  2  2

Price: \$600,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243