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 25 Branch Street, South Morang Vic 3752 Including suburb and postcode

Indicative selling price

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

Range between \$700,000 \$750,000 &

Median sale price

Median price	\$551,000	Pro	perty Type	Townho	ouse	Suburb	South Morang
Period - From	28/11/2024	to	27/11/2025		Sour	ce Propert	y 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

Add	dress of comparable property	Price	Date of sale
1	14 Bonniebird La SOUTH MORANG 3752	\$735,000	08/11/2025
2	4/194 Gordons Rd SOUTH MORANG 3752	\$600,000	13/10/2025
3	16 Trinity Way SOUTH MORANG 3752	\$757,000	23/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2025 08:56
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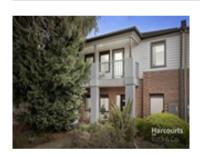


Property Type: Townhouse Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Townhouse Price** 28/11/2024 - 27/11/2025: \$551,000

Comparable Properties



14 Bonniebird La SOUTH MORANG 3752 (REI)



Price: \$735,000 Method: Auction Sale Date: 08/11/2025

Property Type: Townhouse (Res) Land Size: 240 sqm approx

Agent Comments



4/194 Gordons Rd SOUTH MORANG 3752 (REI)





Agent Comments

Price: \$600,000 Method: Private Sale Date: 13/10/2025

Property Type: Townhouse (Res)



16 Trinity Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

Price: \$757,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res) Land Size: 302 sqm approx

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





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