

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

4/22 OLD PLENTY ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,250

Property type

Unit

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 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

3/885 PLENTY ROAD SOUTH MORANG VIC 3752	\$508,000	12-Apr-25
62 CAMEO CRESCENT SOUTH MORANG VIC 3752	\$550,000	18-Jul-25
3/12 MCGLYNN AVENUE SOUTH MORANG VIC 3752	\$550,000	14-Jun-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: 30 July 2025

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**3/885 PLENTY ROAD SOUTH
MORANG VIC 3752**

 3  1  1

Sold Price **\$508,000** Sold Date **12-Apr-25**

Distance **0.26km**



**62 CAMEO CRESCENT SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price ^{RS} **\$550,000** Sold Date **18-Jul-25**

Distance **1.52km**



**3/12 MCGLYNN AVENUE SOUTH
MORANG VIC 3752**

 3  1  1

Sold Price Sold Date **14-Jun-25**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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