

# 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

794 Plenty Road, 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

\$600,000

&

\$660,000

### Median sale price

Median price

\$753,500

Property Type

House

Suburb

South Morang

Period - From

21/03/2025

to

20/09/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 2 Langley Place South Morang VIC | \$655,000 | 31/05/2025   |
|                                  |           |              |
|                                  |           |              |

This Statement of Information was prepared on:

22/09/2025