

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 Paddys Place, South Morang Vic 3752

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$815,000

Property Type

House

Suburb

South Morang

Period - From

01/10/2025

to

31/12/2025

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	10 Larnook PI SOUTH MORANG 3752	\$703,500	11/10/2025
2			
3			

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:

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Property Type: House (Res)

Land Size: 312 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

December quarter 2025: \$815,000

Comparable Properties



10 Larnook PI SOUTH MORANG 3752 (REI/VG)

[Agent Comments](#)



Price: \$703,500

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 312 sqm approx

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.