

## 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

1/3 OLD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jun 2025

to

31 May 2026

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

|   |           |           |
|---|-----------|-----------|
| 19 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752 | \$650,000 | 26-Sep-25 |
| 1/1 NIRVANA DRIVE SOUTH MORANG VIC 3752   | \$692,000 | 26-Nov-25 |
| 18 NILGIRI LANE SOUTH MORANG VIC 3752     | \$657,000 | 12-Dec-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: 26 June 2026

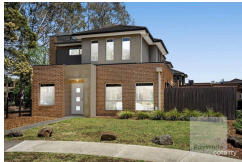


**19 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752**

3 2 1

Sold Price **\$650,000** Sold Date **26-Sep-25**

Distance **0.5km**



**1/1 NIRVANA DRIVE SOUTH MORANG VIC 3752**

3 2 1

Sold Price **\$692,000** Sold Date **26-Nov-25**

Distance **0.63km**



**18 NILGIRI LANE SOUTH MORANG VIC 3752**

3 2 2

Sold Price **\$657,000** Sold Date **12-Dec-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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