

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$619,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Morang

Period-from

01 Sep 2025

to

31 Aug 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

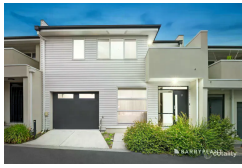
Date of sale

17/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$620,000	04-Apr-26
1/22 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$652,500	24-Apr-26
2/31 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$615,000	18-May-26

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: 10 September 2026



**17/3 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 1

Sold Price

\$620,000

Sold Date **04-Apr-26**

Distance

0.04km



**1/22 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

\$652,500

Sold Date **24-Apr-26**

Distance

0.18km



**2/31 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 -

Sold Price

\$615,000

Sold Date **18-May-26**

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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