

## 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

2 JADE RISE 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

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

South Morang

Period-from

01 May 2025

to

30 Apr 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

5 MARDIS PLACE SOUTH MORANG VIC 3752	\$2,150,000	11-Mar-26
5 JOEYS RUN SOUTH MORANG VIC 3752	\$1,740,000	18-Oct-25
12 MERIDIAN DRIVE SOUTH MORANG VIC 3752	\$1,752,000	26-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.~~

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**5 MARDIS PLACE SOUTH MORANG VIC 3752** Sold Price **\$2,150,000** Sold Date **11-Mar-26**  
Distance **1.62km**  
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**5 JOEYS RUN SOUTH MORANG VIC 3752** Sold Price **\$1,740,000** Sold Date **18-Oct-25**  
Distance **1.36km**  
🛏️ 5 🚿 4 🚗 2



**12 MERIDIAN DRIVE SOUTH MORANG VIC 3752** Sold Price **\$1,752,000** Sold Date **26-Jun-25**  
Distance **0.45km**  
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RS = Recent sale      UN = Undisclosed Sale

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