

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,690,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

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

12 MERIDIAN DRIVE SOUTH MORANG VIC 3752	\$1,752,000	26-Jun-25
5 JOEYS RUN SOUTH MORANG VIC 3752	\$1,740,000	18-Oct-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: 04 June 2026

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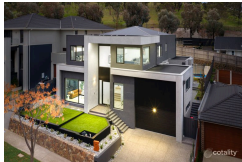


**12 MERIDIAN DRIVE SOUTH
MORANG VIC 3752**

 5  3  8

Sold Price **\$1,752,000** Sold Date **26-Jun-25**

Distance **0.45km**



5 JOEYS RUN SOUTH MORANG VIC 3752

 5  4  2

Sold Price **\$1,740,000** Sold Date **18-Oct-25**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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