

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

17/3 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

Suburb

South Morang

Period-from

01 Mar 2025

to

28 Feb 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

12/883 PLENTY ROAD SOUTH MORANG VIC 3752	\$620,000	03-Dec-25
13 COCKATOO CLOSE SOUTH MORANG VIC 3752	\$599,950	14-Feb-26
8/45 ANCONA DRIVE MILL PARK VIC 3082	\$630,000	20-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: 11 March 2026

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**12/883 PLENTY ROAD SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price **\$620,000** Sold Date **03-Dec-25**

Distance **0.1km**



**13 COCKATOO CLOSE SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price ^{RS} **\$599,950** Sold Date **14-Feb-26**

Distance **1.16km**



**8/45 ANCONA DRIVE MILL PARK
VIC 3082**

 3  2  1

Sold Price **\$630,000** Sold Date **20-Dec-25**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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