

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

7/841 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

\$445,000

&

\$485,000

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

2/841 PLENTY ROAD SOUTH MORANG VIC 3752	\$465,000	15-Jan-26
1/13 PAYNE PLACE SOUTH MORANG VIC 3752	\$485,000	11-Nov-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: 18 March 2026

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**2/841 PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$465,000** Sold Date **15-Jan-26**

Distance **0km**



**1/13 PAYNE PLACE SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$485,000** Sold Date **11-Nov-25**

Distance **0.5km**

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

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