

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

11 The Gables, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,000,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

South Morang

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	31 Axa Way SOUTH MORANG 3752	\$790,500	15/11/2025
2	2 Raintree St SOUTH MORANG 3752	\$930,000	08/09/2025
3	197 The Lakes Blvd SOUTH MORANG 3752	\$855,500	23/08/2025

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 six months.~~

This Statement of Information was prepared on:

08/12/2025 10:30



 4  3  2

Property Type: House
Land Size: 433 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000

Median House Price
September quarter 2025: \$855,000

Comparable Properties



31 Axa Way SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$790,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 298 sqm approx



2 Raintree St SOUTH MORANG 3752 (REI/VG)

Agent Comments

 4  2  2

Price: \$930,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 424 sqm approx



197 The Lakes Blvd SOUTH MORANG 3752 (REI/VG)

Agent Comments

 4  2  2

Price: \$855,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 375 sqm approx

Account - Barry Plant | P: (03) 9431 1243