

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

1/22 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

\$600,000

&

\$660,000

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
18 NILGIRI LANE SOUTH MORANG VIC 3752	\$657,000	12-Dec-25
6 NEWELL STREET SOUTH MORANG VIC 3752	\$650,000	08-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: 30 March 2026

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au**12/883 PLENTY ROAD SOUTH
MORANG VIC 3752**

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Sold Price **\$620,000** Sold Date **03-Dec-25**Distance **0.3km****18 NILGIRI LANE SOUTH MORANG
VIC 3752**

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Sold Price **\$657,000** Sold Date **12-Dec-25**Distance **0.91km****6 NEWELL STREET SOUTH
MORANG VIC 3752**

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Sold Price **\$650,000** Sold Date **08-Nov-25**Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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