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 Langley Place, South Morang Vic 3752

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $787,500 Property Type House Suburb South Morang

Period - From 01/04/2024 to 31/03/2025 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	39 Mcglynn Av SOUTH MORANG 3752	$600,000	24/03/2025
2	572 Findon Rd SOUTH MORANG 3752	$610,000	18/02/2025
3	1 Mapletree Gr MILL PARK 3082	$592,000	05/12/2024

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: 08/05/2025 09:41

2 Langley Place, South Morang Vic 3752

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median House Price
Year ending March 2025: $787,500

Comparable Properties

39 Mcglynn Av SOUTH MORANG 3752 (VG)

3 - -

Price: $600,000
Method: Sale
Date: 24/03/2025
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



572 Findon Rd SOUTH MORANG 3752 (REI)

3 2 2

Price: $610,000
Method: Private Sale
Date: 18/02/2025
Property Type: House
Land Size: 213 sqm approx

Agent Comments



1 Mapletree Gr MILL PARK 3082 (REI/VG)

3 1 1

Price: $592,000
Method: Private Sale
Date: 05/12/2024
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 94321444

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