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	49 Mcglynn Avenue, South Morang Vic 3752

Indicative selling price

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

Single price $930,000

Median sale price

Median price $816,250 Property Type House Suburb South Morang

Period - From 01/01/2025 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	7 Jolly Tce SOUTH MORANG 3752	$928,000	03/05/2025
2	4 Kingfisher Pl SOUTH MORANG 3752	$837,000	03/05/2025
3	5 Bentley Way MILL PARK 3082	$885,000	02/04/2025

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: 30/06/2025 12:13

49 Mcglynn Avenue, South Morang Vic 3752



4 2 1

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$930,000
Median House Price
March quarter 2025: $816,250

Comparable Properties

7 Jolly Tce SOUTH MORANG 3752 (REI)

4 2 2

Price: $928,000
Method:
Date: 03/05/2025
Property Type: House

Agent Comments



4 Kingfisher Pl SOUTH MORANG 3752 (REI)

4 2 2

Price: $837,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)

Agent Comments



5 Bentley Way MILL PARK 3082 (REI/VG)

4 2 4

Price: $885,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

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

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