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 Groundberry Street, South Morang Vic 3752

Indicative selling price

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

Range between $680,000 & $720,000

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	11 Nighthawk Blvd SOUTH MORANG 3752	$711,000	05/04/2025
2	41 Goulburn St MERNDA 3754	$685,000	10/02/2025
3	10 Bergamot Way SOUTH MORANG 3752	$705,000	23/01/2025

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: 26/06/2025 11:17

7 Groundberry Street, South Morang Vic 3752

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 408 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median House Price
Year ending March 2025: $787,500

Comparable Properties



11 Nighthawk Blvd SOUTH MORANG 3752 (REI/VG)

3 2 2

Price: $711,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 439 sqm approx

Agent Comments

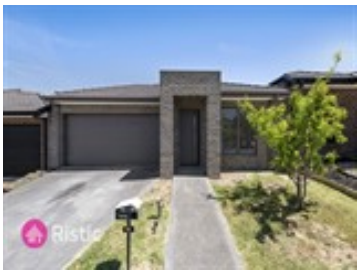


41 Goulburn St MERNDA 3754 (REI/VG)

3 2 2

Price: $685,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 460 sqm approx

Agent Comments



10 Bergamot Way SOUTH MORANG 3752 (REI/VG)

3 2 2

Price: $705,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 309 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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