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	2/841 Plenty Road, South Morang Vic 3752

Indicative selling price

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

Single price $470,000

Median sale price

Median price $565,000 Property Type Unit 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	4/841 Plenty Rd SOUTH MORANG 3752	$460,000	04/09/2025
2			
3			

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: 19/11/2025 11:24

2/841 Plenty Road, South Morang Vic 3752

JellisCraig

Ben Flannagan
03 9432 1444
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benflannagan@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$470,000
Median Unit Price
September quarter 2025: $565,000

Comparable Properties



4/841 Plenty Rd SOUTH MORANG 3752 (REI/VG)

2 | 1 | 1

Price: $460,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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