

## 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

112 WILLIAMSONS ROAD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

3 KAKADU VIEW SOUTH MORANG VIC 3752	\$660,000	08-Mar-25
2 LANGLEY PLACE SOUTH MORANG VIC 3752	\$655,000	30-May-25
10 MALLARD MEWS SOUTH MORANG VIC 3752	\$671,000	31-May-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: 09 July 2025

Tony Ong

P 0432333937

M 0432333937

E tony.ong@barryplant.com.au

**3 KAKADU VIEW SOUTH MORANG  
VIC 3752**

Sold Price

**\$660,000**

Sold Date

**08-Mar-25**

4



2



2

Distance

**1.18km****2 LANGLEY PLACE SOUTH  
MORANG VIC 3752**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**30-May-25**

3



1



1

Distance

**1.2km****10 MALLARD MEWS SOUTH  
MORANG VIC 3752**

Sold Price

<sup>RS</sup> **\$671,000**

Sold Date

**31-May-25**

3



2



2

Distance

**0.47km****RS** = Recent sale**UN** = Undisclosed Sale

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