

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

11 Avion Rise, South Morang Vic 3752

Indicative selling price

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

Range between \$720,000 & \$790,000

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	2 Madden Dr SOUTH MORANG 3752	\$742,000	05/04/2025
2	17 Lamour Av SOUTH MORANG 3752	\$720,000	05/04/2025
3	181 The Lakes Blvd SOUTH MORANG 3752	\$740,000	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:

23/06/2025 10:10



Rooms: 7

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



2 Madden Dr SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$742,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 388 sqm approx



17 Lamour Av SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 324 sqm approx



181 The Lakes Blvd SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 02/04/2025

Property Type: House

Land Size: 387 sqm approx