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	11 Avion Rise, South Morang Vic 3752
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$720,000	&	\$790,000
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Median sale price

Median price	\$787,500	Pro	perty Type	louse		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

Add	dress 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 comparableproperties 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





Brett Sparks 94321444 0411131938 brettsparks@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$790,000 **Median House Price** Year ending March 2025: \$787,500



Rooms: 7

Property Type: House (Res) Land Size: 546 sqm approx

Agent Comments

Comparable Properties



2 Madden Dr SOUTH MORANG 3752 (REI/VG)

Price: \$742,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 388 sqm approx

Agent Comments



17 Lamour Av SOUTH MORANG 3752 (REI/VG)

Price: \$720,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 324 sqm approx

Agent Comments



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

Price: \$740,000 Method: Private Sale Date: 02/04/2025 Property Type: House Land Size: 387 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444





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