

# 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

49 Mcglynn Avenue, 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)

Range between \$850,000 & \$890,000

### Median sale price

Median price

\$816,250

Property Type

House

Suburb

South Morang

Period - From

01/01/2025

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	7 Jolly Tce SOUTH MORANG 3752	\$928,000	03/05/2025
2	4 Kingfisher Pl SOUTH MORANG 3752	\$837,000	03/05/2025
3	5 Bentley Way MILL PARK 3082	\$885,000	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:

06/06/2025 09:25



 4    2    1

**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$890,000  
**Median House Price**  
March quarter 2025: \$816,250

## Comparable Properties

7 Jolly Tce SOUTH MORANG 3752 (REI)

**Agent Comments**

 4    2    2

**Price:** \$928,000  
**Method:**  
**Date:** 03/05/2025  
**Property Type:** House



4 Kingfisher PI SOUTH MORANG 3752 (REI)

**Agent Comments**

 4    2    2

**Price:** \$837,000  
**Method:** Auction Sale  
**Date:** 03/05/2025  
**Property Type:** House (Res)



5 Bentley Way MILL PARK 3082 (REI/VG)

**Agent Comments**

 4    2    4

**Price:** \$885,000  
**Method:** Sold Before Auction  
**Date:** 02/04/2025  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243