

# 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

1 Harcourt Place, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000

&

\$3,100,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Lower Plenty

Period - From 01/07/2024

to 30/06/2025

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	75 Bolton St LOWER PLENTY 3093	\$3,100,000	26/06/2025
2	6 Lakeside Dr LOWER PLENTY 3093	\$2,950,000	04/04/2025
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:

22/07/2025 09:26



5 3 6

Property Type: House  
Land Size: 5,995 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,900,000 - \$3,100,000  
Median House Price  
Year ending June 2025: \$1,550,000

Comparable Properties



75 Bolton St LOWER PLENTY 3093 (REI)

4 4 4

Agent Comments  
Study

Price: \$3,100,000  
Method: Private Sale  
Date: 26/06/2025  
Rooms: 11  
Property Type: House (Res)  
Land Size: 6046 sqm approx



6 Lakeside Dr LOWER PLENTY 3093 (REI)

4 2 4

Agent Comments

Price: \$2,950,000  
Method: Private Sale  
Date: 04/04/2025  
Property Type: House (Res)  
Land Size: 4331 sqm approx

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.