

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

1/43 Main Road, Lower Plenty VIC 3093

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$722,000

Property Type

Other

Suburb

Lower Plenty

Period - From

05/02/2025

to

04/08/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 2/63 Airlie Road Montmorency Vic 3094 | \$795,000 | 19/06/2025 |
| 3/8 Longs Road Lower Plenty Vic 3093 | \$850,000 | 03/07/2025 |
| 4/45 Alma Street Lower Plenty Vic 2093 | \$820,000 | 07/04/2025 |

This Statement of Information was prepared on:

06/08/2025