

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 Woodfull Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$2,175,000

Property Type House

Suburb Lower Plenty

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	6 Lakeside Dr LOWER PLENTY 3093	\$2,950,000	04/04/2025
2	10 Yarra Hill CI LOWER PLENTY 3093	\$2,250,000	26/03/2025
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:

24/06/2025 13:02

11 Woodfull Road, Lower Plenty Vic 3093

Greg Taylor
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Property Type:
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
March quarter 2025: \$2,175,000

Comparable Properties



6 Lakeside Dr LOWER PLENTY 3093 (REI)



Agent Comments
Newer

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



10 Yarra Hill CI LOWER PLENTY 3093 (REI)



Agent Comments
Larger land

Price: \$2,250,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 9502 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.

Account - Jellis Craig | P: 03 9459 8111



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