

# 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

243 Yan Yean Road, Plenty Vic 3090

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,330,000

Property Type Vacant land

Suburb Plenty

Period - From 30/06/2024

to

29/06/2025

Source Property Data

### 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	26 Browns La PLENTY 3090	\$1,500,000	14/05/2025
2			
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:

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Land Price**

30/06/2024 - 29/06/2025: \$1,330,000



**Property Type:** Land  
**Land Size:** 3498 sqm approx  
**Agent Comments**

## Comparable Properties

**26 Browns La PLENTY 3090 (REI)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 14/05/2025  
**Property Type:** Land (Res)  
**Land Size:** 4099 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.



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