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

7/6 Main Road, Lower Plenty Vic 3093

Indicative selling price

Period - From 01/07/2024

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting	
Single price	e \$675,000			
Median sale p	rice			
Median price	\$686,500	Property Type	Unit	Suburb Lower Plenty

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2025

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.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	7/39 Main Rd LOWER PLENTY 3093	\$635,000	08/04/2025
2	2/160 Main Rd LOWER PLENTY 3093	\$651,000	07/02/2025
3	3/169 Main Rd LOWER PLENTY 3093	\$606,500	29/01/2025

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:

14/07/2025 13:15









Property Type: Unit Agent Comments

Indicative Selling Price \$675,000 **Median Unit Price** Year ending June 2025: \$686,500

Comparable Properties



7/39 Main Rd LOWER PLENTY 3093 (REI) Agent Comments 1 2 Price: \$635,000 Method: Private Sale Date: 08/04/2025 Rooms: 3 Property Type: Unit Land Size: 174 sqm approx

•••• 2 1



Price: \$651,000 Method: Private Sale Date: 07/02/2025 Property Type: Villa

3/169 Main Rd LOWER PLENTY 3093 (REI/VG)

2/160 Main Rd LOWER PLENTY 3093 (REI/VG)

1



Agent Comments

Agent Comments



Price: \$606,500 Method: Private Sale Date: 29/01/2025 Property Type: Unit Land Size: 131 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.