

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

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

Single price

\$675,000

Median sale price

Median price

\$686,500

Property Type

Unit

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	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



 2  1  2

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

 2  1  1

Price: \$635,000
Method: Private Sale
Date: 08/04/2025
Rooms: 3
Property Type: Unit
Land Size: 174 sqm approx



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

Agent Comments

 2  1  1

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



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

Agent Comments

 2  1  1

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

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