

## 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

7/39 MAIN ROAD LOWER PLENTY VIC 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

3/169 MAIN ROAD LOWER PLENTY VIC 3093	\$606,500	29-Jan-25
4/96 PARA ROAD MONTMORENCY VIC 3094	\$618,000	17-Dec-24
2/115 MAIN ROAD LOWER PLENTY VIC 3093	\$645,000	28-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 11 March 2025

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**3/169 MAIN ROAD LOWER PLENTY VIC 3093** Sold Price

<sup>RS</sup>

**\$606,500**

Sold Date **29-Jan-25**

2 1 1

Distance **0.8km**



**4/96 PARA ROAD MONTMORENCY VIC 3094** Sold Price

**\$618,000**

Sold Date **17-Dec-24**

2 1 1

Distance **1.33km**



**2/115 MAIN ROAD LOWER PLENTY VIC 3093** Sold Price

**\$645,000**

Sold Date **28-Oct-24**

2 1 1

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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