

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

1 Wallaby Court, Plenty Vic 3090

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,692,500

Property Type House

Suburb Plenty

Period - From 06/02/2024

to 05/02/2025

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	28 Craig Rd PLENTY 3090	\$1,680,000	28/10/2024
2	16 Dry Creek Dr PLENTY 3090	\$2,000,000	09/04/2024
3	4 Greenedge Ct PLENTY 3090	\$1,520,000	29/03/2024

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:

06/02/2025 10:25



 4  3  2

Property Type: House
Land Size: 1000 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,750,000
Median House Price
 06/02/2024 - 05/02/2025: \$1,692,500

Comparable Properties



28 Craig Rd PLENTY 3090 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,680,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 1166 sqm approx



16 Dry Creek Dr PLENTY 3090 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,000,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 1000 sqm approx



4 Greenedge Ct PLENTY 3090 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,520,000
Method: Private Sale
Date: 29/03/2024
Property Type: House
Land Size: 1057 sqm approx

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