

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

1/27 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$620,000 & \$660,000

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	7/6 Main Rd LOWER PLENTY 3093	\$660,000	31/07/2025
2	1/116 Para Rd MONTMORENCY 3094	\$580,000	14/06/2025
3	7/39 Main Rd LOWER PLENTY 3093	\$635,000	08/04/2025

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:

21/08/2025 12:44



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

Year ending June 2025: \$686,500

Comparable Properties



7/6 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2
 1
 2

Price: \$660,000

Method: Private Sale

Date: 31/07/2025

Property Type: Unit



1/116 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2
 1
 2

Price: \$580,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Unit



7/39 Main Rd LOWER PLENTY 3093 (REI/VG)

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

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