

# 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

1/43 Main Road, Lower Plenty VIC 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$839,950

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

02/03/2025

to

02/09/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property         | Price     | Date of sale |
|----------------------------------------|-----------|--------------|
| 2/63 Airlie Road Montmorency VIC 3094  | \$795,000 | 19/06/2025   |
| 3/8 Long Road Lower Plenty VIC 3093    | \$850,000 | 03/07/2025   |
| 4/45 Alma Street Lower Plenty VIC 3093 | \$820,000 | 07/04/2025   |

This Statement of Information was prepared on:

03/09/2025