

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

102 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,700,000

&

\$2,800,000

Median sale price

Median price \$2,105,000

Property Type House

Suburb Lower Plenty

Period - From 01/04/2026

to

30/06/2026

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	378 Main Rd LOWER PLENTY 3093	\$2,900,000	23/03/2026
2	32 Coventry St MONTMORENCY 3094	\$2,675,000	02/03/2026
3	19 Rosehill Rd LOWER PLENTY 3093	\$2,600,000	26/02/2026

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:

17/08/2026 16:11



4 4 2

Property Type: House
Land Size: 1307 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,800,000
Median House Price
June quarter 2026: \$2,105,000

Comparable Properties



378 Main Rd LOWER PLENTY 3093 (REI)

7 6 8

Price: \$2,900,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 3730 sqm approx

Agent Comments



32 Coventry St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: \$2,675,000
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 676 sqm approx

Agent Comments



19 Rosehill Rd LOWER PLENTY 3093 (REI/VG)

4 2 5

Price: \$2,600,000
Method: Private Sale
Date: 26/02/2026
Rooms: 8
Property Type: House (Res)
Land Size: 4044 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011