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	110-114 Heard Avenue, Plenty Vic 3090
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,800,000	&	\$2,980,000
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Median sale price

Median price	\$1,558,000	Pro	perty Type	House		Suburb	Plenty
Period - From	10/09/2024	to	09/09/2025		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

Address of comparable property		Price	Date of sale
1	70 Worns La YARRAMBAT 3091	\$2,950,000	24/07/2025
2	6 Grange Av PLENTY 3090	\$2,650,000	01/07/2025
3	4 Rudd PI PLENTY 3090	\$2,850,000	17/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/09/2025 18:14



JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$2,980,000 **Median House Price** 10/09/2024 - 09/09/2025: \$1,558,000





Rooms: 9

Property Type: House Land Size: 5935 sqm approx

Agent Comments

Comparable Properties

70 Worns La YARRAMBAT 3091 (REI)

Agent Comments

Price: \$2,950,000 Method: Private Sale Date: 24/07/2025

Rooms: 9

Property Type: House (Res) Land Size: 10117.14 sqm approx

6 Grange Av PLENTY 3090 (REI)





Agent Comments



Price: \$2,650,000 Method: Private Sale Date: 01/07/2025

Property Type: House (Res) Land Size: 4017 sqm approx

4 Rudd PI PLENTY 3090 (REI)





Agent Comments



Price: \$2,850,000 Method: Private Sale Date: 17/06/2025 Property Type: House

Land Size: 4005 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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