

## 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 116 Old Eltham Road, Lower Plenty Vic 3093  
Including suburb and postcode

#### Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

#### Median sale price

Median price \$1,568,000 Property Type House Suburb Lower Plenty  
Period - From 01/10/2024 to 30/09/2025 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	16 Old Lower Plenty Rd VIEWBANK 3084	\$1,865,000	08/11/2025
2	16 Wilson Av MONTMORENCY 3094	\$2,600,000	11/09/2025
3	16 Coventry St MONTMORENCY 3094	\$1,970,000	08/09/2025

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:

26/11/2025 13:17

**Rooms:** 7**Property Type:** House (Res)**Land Size:** 703 sqm approx

Agent Comments

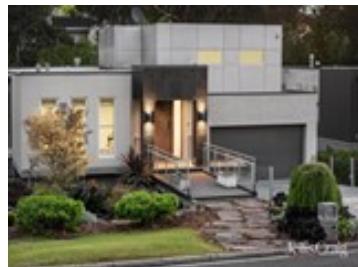
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**Indicative Selling Price**  
\$2,200,000 - \$2,400,000

**Median House Price**

Year ending September 2025: \$1,568,000

## Comparable Properties

**16 Old Lower Plenty Rd VIEWBANK 3084 (REI)****Price:** \$1,865,000**Method:** Private Sale**Date:** 08/11/2025**Property Type:** House (Res)**Land Size:** 515 sqm approx

Agent Comments

**16 Wilson Av MONTMORENCY 3094 (REI)****Price:** \$2,600,000**Method:** Private Sale**Date:** 11/09/2025**Rooms:** 6**Property Type:** House (Res)**Land Size:** 557 sqm approx

Agent Comments

**16 Coventry St MONTMORENCY 3094 (REI)****Price:** \$1,970,000**Method:** Private Sale**Date:** 08/09/2025**Property Type:** House**Land Size:** 360 sqm approx

Agent Comments

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