Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12 Paperbark Place, Plenty Vic 3090
Including suburb and	

Including suburb and postcode

Indicative selling price

Property offered for sale

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

Range between	\$1,550,000	&	\$1,650,000

Median sale price

Median price	\$1,640,000	Pro	perty Type	House		Suburb	Plenty
Period - From	21/11/2024	to	20/11/2025		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 sixmonths 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	4 The Grove PLENTY 3090	\$1,558,000	30/08/2025
2			
3			

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:	21/11/2025 11:08



JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

> Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

21/11/2024 - 20/11/2025: \$1,640,000





Comparable Properties



4 The Grove PLENTY 3090 (REI/VG)

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4



a 2

Price: \$1,558,000 **Method:** Auction Sale **Date:** 30/08/2025

Property Type: House (Res) **Land Size:** 1350 sqm approx

Agent Comments

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.

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