

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

13/123 MAIN ROAD LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/123 MAIN ROAD LOWER PLENTY VIC 3093	\$440,000	25-Jun-25
18/123 MAIN ROAD LOWER PLENTY VIC 3093	\$460,000	27-Jun-25
34/123 MAIN ROAD LOWER PLENTY VIC 3093	\$475,000	25-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025

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**1/123 MAIN ROAD LOWER PLENTY
VIC 3093**

 2  1  1

Sold Price

\$440,000

Sold Date

25-Jun-25

Distance

0km



**18/123 MAIN ROAD LOWER
PLENTY VIC 3093**

 3  1  1

Sold Price

\$460,000

Sold Date

27-Jun-25

Distance

0km



**34/123 MAIN ROAD LOWER
PLENTY VIC 3093**

 3  1  1

Sold Price

\$475,000

Sold Date

25-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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