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 13 Anthony Close, Lower Plenty Vic 3093 Including suburb and postcode

Indicative selling price

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

Range between \$1,400,000 \$1,500,000 &

Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	36 Adam Cr MONTMORENCY 3094	\$1,450,000	10/09/2025
2	2 Burke St MONTMORENCY 3094	\$1,500,000	28/06/2025
3	31 Mountain View Rd MONTMORENCY 3094	\$1,410,000	07/06/2025

OR

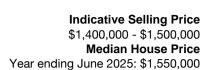
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/09/2025 11:53



JellisCraig

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au







Property Type: House (Res) **Land Size:** 725 sqm approx

Agent Comments

Comparable Properties



36 Adam Cr MONTMORENCY 3094 (REI)

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Price: \$1,450,000 Method: Private Sale Date: 10/09/2025 Property Type: House Land Size: 760 sqm approx

2 Burke St MONTMORENCY 3094 (REI)

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Price: \$1,500,000

Method: Auction Sale Date: 28/06/2025 Property Type: House

Land Size: 906 sqm approx

Agent Comments

Agent Comments



31 Mountain View Rd MONTMORENCY 3094 (REI/VG)

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Price: \$1,410,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 933 sqm approx **Agent Comments**

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





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