

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

198 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$1,280,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/07/2025

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	15 Helwig Av MONTMORENCY 3094	\$1,215,000	11/10/2025
2	12 Tahlee PI MONTMORENCY 3094	\$1,082,500	20/09/2025
3	16 Byron Av LOWER PLENTY 3093	\$1,207,500	07/06/2025

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:

20/10/2025 10:56



3 1 2

Property Type: House
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000
Median House Price
September quarter 2025: \$1,515,000

Comparable Properties



15 Helwig Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,215,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 697 sqm approx



12 Tahlee PI MONTMORENCY 3094 (REI)

Agent Comments

4 1 2

Price: \$1,082,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 962 sqm approx



16 Byron Av LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 3

Price: \$1,207,500
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 812 sqm approx