

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

2/183 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Lower Plenty

Period - From 01/04/2024 to 31/03/2025 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 | 7/129-131 Main Rd LOWER PLENTY 3093 | \$640,000 | 23/04/2025 |
| 2 | 7/39 Main Rd LOWER PLENTY 3093 | \$635,000 | 08/04/2025 |
| 3 | 2/160 Main Rd LOWER PLENTY 3093 | \$651,000 | 07/02/2025 |

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:

04/06/2025 10:40



2
 1
 1

Property Type: Townhouse
 (Single)
Land Size: 172 sqm approx
 Agent Comments

Indicative Selling Price
 \$630,000 - \$680,000
Median Unit Price
 Year ending March 2025: \$735,000

Comparable Properties



7/129-131 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2
 2
 1

Price: \$640,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 279 sqm approx



7/39 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2
 1
 1

Price: \$635,000
Method: Private Sale
Date: 08/04/2025
Rooms: 3
Property Type: Unit
Land Size: 174 sqm approx



2/160 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

2
 1
 1

Price: \$651,000
Method: Private Sale
Date: 07/02/2025
Property Type: Villa

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