Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/183 Main Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$680,000			
Median sale pi	rice							
Median price	\$735,000	Pro	operty Type	Unit			Suburb	Lower Plenty
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress 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



2/183 Main Road, Lower Plenty Vic 3093

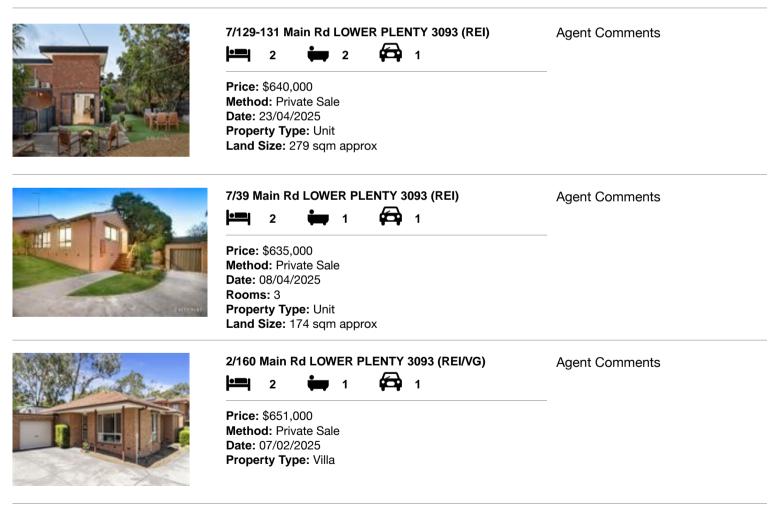






Property Type: Townhouse (Single) Land Size: 172 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median Unit Price Year ending March 2025: \$735,000

Comparable Properties



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



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