

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 Treetop Terrace, Plenty Vic 3090

Indicative selling price

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

Range between \$1,580,000

&

\$1,640,000

Median sale price

Median price \$2,500,000

Property Type House

Suburb 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	1 Paphos Ct PLENTY 3090	\$1,500,000	14/10/2025
2	4 The Grove PLENTY 3090	\$1,558,000	30/08/2025
3	39 Symon Cr GREENSBOROUGH 3088	\$1,510,000	25/08/2025

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:

29/10/2025 15:46



4 2 8

Property Type: House
Land Size: 1,000 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,640,000
Median House Price
September quarter 2025: \$2,500,000

Comparable Properties



1 Paphos Ct PLENTY 3090 (REI)

Agent Comments

4 2 3

Price: \$1,500,000
Method: Private Sale
Date: 14/10/2025
Rooms: 9
Property Type: House (Res)
Land Size: 1330 sqm approx



4 The Grove PLENTY 3090 (REI)

Agent Comments

4 2 2

Price: \$1,558,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 1350 sqm approx



39 Symon Cr GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,510,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 810 sqm approx