

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

31/123 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$640,111

Property Type Unit

Suburb Lower Plenty

Period - From 21/01/2025

to 20/01/2026

Source Property Data

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.

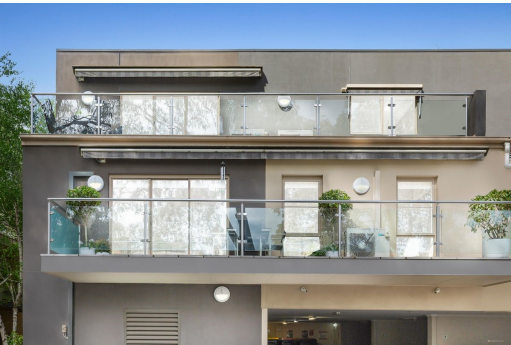
	Address of comparable property	Price	Date of sale
1	38/123 Main Rd LOWER PLENTY 3093	\$490,000	18/09/2025
2	1/123 Main Rd LOWER PLENTY 3093	\$440,000	07/07/2025
3	34/123 Main Rd LOWER PLENTY 3093	\$475,000	25/06/2025

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:

21/01/2026 13:33



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$455,000
Median Unit Price
21/01/2025 - 20/01/2026: \$640,111

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.

Comparable Properties



38/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment



1/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$440,000
Method: Private Sale
Date: 07/07/2025
Rooms: 3
Property Type: Unit



34/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$475,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355