

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 Grange Avenue, Plenty Vic 3090

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

Plenty

Period - From

01/07/2024

to

30/06/2025

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	26 River Av PLENTY 3090	\$2,500,000	01/07/2025
2	6 Grange Av PLENTY 3090	\$2,650,000	01/07/2025
3	4 Rudd PI PLENTY 3090	\$2,850,000	17/06/2025

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:

02/09/2025 10:31

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au



 4
  2
  4-8

Rooms: 6**Property Type:** House (Res)**Land Size:** 4007 sqm approx**Agent Comments**

Large Family home on just over one acre with a large machinery shed. The house consists of 4 /5 bedrooms, 4 living areas, undercover alfresco with fitted BBQ and Fridge.

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending June 2025: \$1,540,000

Comparable Properties

**26 River Av PLENTY 3090 (REI)****Agent Comments**

 4
  2
  9

Price: \$2,500,000**Method:** Private Sale**Date:** 01/07/2025**Rooms:** 7**Property Type:** House (Res)**Land Size:** 4363 sqm approx**6 Grange Av PLENTY 3090 (REI)****Agent Comments**

 4
  2
  2

Price: \$2,650,000**Method:** Private Sale**Date:** 01/07/2025**Property Type:** House (Res)**Land Size:** 4017 sqm approx**4 Rudd Pl PLENTY 3090 (REI)****Agent Comments**

 5
  3
  7

Price: \$2,850,000**Method:** Private Sale**Date:** 17/06/2025**Property Type:** House**Land Size:** 4005 sqm approx

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