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	31 Grange Avenue, Plenty Vic 3090
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,600,000	&	\$2,800,000
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Median sale price

Median price	\$1,540,000	Pro	perty 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

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 comparableproperties 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



JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

\$2,600,000 - \$2,800,000 **Median House Price**

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

Indicative Selling Price



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

Comparable Properties



26 River Av PLENTY 3090 (REI)

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)

Price: \$2,650,000 Method: Private Sale

Date: 01/07/2025 Property Type: House (Res) Land Size: 4017 sqm approx Agent Comments

Agent Comments



4 Rudd PI PLENTY 3090 (REI)

Price: \$2,850,000 Method: Private Sale Date: 17/06/2025 Property Type: House

Land Size: 4005 sqm approx

Agent Comments

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





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