Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le							
Address Including suburb and postcode	317A YAN YEAN ROAD PLENTY VIC 3090							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquo	ting (*I	Delete single	orice or rang	ge as applicable)	
Single Price	\$1,950,000.00		or range between			8		
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$1,514,000	Property type			House	Suburl	Plenty	
Period-from	01 Sep 2024	to	31 Aug 2025		Soul	rce	Cotality	
Comparable property s A* These are the three estate agent or agen	properties sold wit	hin two	kilometres	of the	property for s			
Address of comparable property						rice	Date of sale	
Couldn't find the c	omparable sale	es simi	ilar to this	prop	erty			

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 6 months.

This Statement of Information was prepared on: 12 September 2025



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