

# 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

378 Main Road, Lower Plenty VIC 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$3,300,000

&

\$3,630,000

### Median sale price

Median price

\$1,578,000

Property Type

House

Suburb

Lower Plenty

Period - From

19/12/2024

to

18/06/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
48 Rosehill Road Lower Plenty VIC	\$3,410,000	23/12/2024
36 Rosehill Road Lower Plenty VIC	\$3,400,000	20/12/2024

This Statement of Information was prepared on:

19/06/2025