

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

Single price

\$2,920,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/10/2025

to

31/12/2025

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	1 Harcourt PI LOWER PLENTY 3093	\$2,875,000	29/09/2025
2			
3			

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:

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Property Type: House
Land Size: 3730 sqm approx
Agent Comments

Indicative Selling Price
\$2,920,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



1 Harcourt PI LOWER PLENTY 3093 (REI/VG)

Agent Comments

5 3 6

Price: \$2,875,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 5995 sqm approx

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.