

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

4 Carisbrook Crescent, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/07/2025

to

30/09/2025

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	196 Nepean St GREENSBOROUGH 3088	\$1,171,000	20/09/2025
2	17 Mayona Rd MONTMORENCY 3094	\$1,150,000	04/09/2025
3	29 Warralong Av GREENSBOROUGH 3088	\$1,128,000	26/07/2025

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:

06/11/2025 14:33

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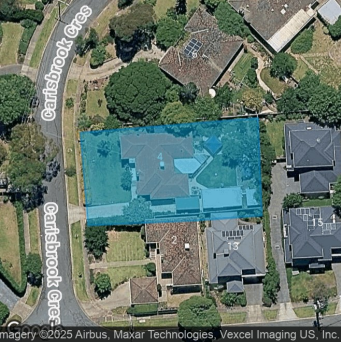
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2025: \$1,515,000



Property Type:
Agent Comments

Comparable Properties



196 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,171,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx



17 Mayona Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 836 sqm approx



29 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,128,000
Method: Private Sale
Date: 26/07/2025
Property Type: House
Land Size: 644 sqm approx

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



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