Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/21 Alma Street, Lower Plenty Vic 3093
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$850,000
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Median sale price

Median price	\$655,500	Pro	perty Type U	nit		Suburb	Lower Plenty
Period - From	01/10/2024	to	30/09/2025	So	ource	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	1/43 Main Rd LOWER PLENTY 3093	\$828,000	27/10/2025
2	3/8 Longs Rd LOWER PLENTY 3093	\$850,000	03/07/2025
3	6/22 Alma St LOWER PLENTY 3093	\$800,000	25/06/2025

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:	13/11/2025 13:42



JellisCraig

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: Unit Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price Year ending September 2025: \$655,500

Comparable Properties

1/43 Main Rd LOWER PLENTY 3093 (REI)

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Agent Comments

Price: \$828,000 Method: Private Sale Date: 27/10/2025

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 255 sqm approx

3/8 Longs Rd LOWER PLENTY 3093 (REI/VG)

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Agent Comments



Price: \$850,000 Method: Private Sale Date: 03/07/2025 Property Type: Unit

Land Size: 250 sqm approx

6/22 Alma St LOWER PLENTY 3093 (VG)

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Price: \$800,000 Method: Sale Date: 25/06/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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