

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

5/24-26 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$826,500

Property Type

Townhouse

Suburb

Lower Plenty

Period - From

24/06/2025

to

23/06/2026

Source

Property Data

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	1/47 Edwards St LOWER PLENTY 3093	\$900,000	31/05/2026
2	2/33 Williams Rd BRIAR HILL 3088	\$855,000	12/03/2026
3	1/58 Para Rd MONTMORENCY 3094	\$852,500	25/01/2026

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:

24/06/2026 11:34

Courtney Fulco

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Indicative Selling Price

\$790,000 - \$860,000

Median Townhouse Price

24/06/2025 - 23/06/2026: \$826,500



3 2 2

Rooms: 5

Property Type: Unit

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



1/47 Edwards St LOWER PLENTY 3093 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 31/05/2026

Property Type: Flat/Unit/Apartment (Res)



2/33 Williams Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)



1/58 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 3

Price: \$852,500

Method: Private Sale

Date: 25/01/2026

Rooms: 4

Property Type: Unit

Land Size: 338 sqm approx

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