

# 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

5/43 Main Road, Lower Plenty VIC 3093

### Indicative selling price

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

Range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$662,500

Property Type

Unit

Suburb

Lower Plenty

Period - From

14/04/2025

to

13/10/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/203 Nepean Street, Greensborough VIC 3088	\$909,000	12/08/2025
3/47 Edwards Street, Lower Plenty VIC 3093	\$900,000	24/04/2025
65 Coventry Street, Montmorency VIC 3094	\$927,000	11/08/2025

This Statement of Information was prepared on:

15/10/2025