Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	69 Rosehill Road, 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	\$2,600,000	&	\$2,800,000
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Median sale price

Median price	\$1,515,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	24 Montpelier Dr LOWER PLENTY 3093	\$2,550,000	26/09/2025
2	75 Bolton St LOWER PLENTY 3093	\$3,100,000	26/06/2025
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:	12/11/2025 15:13



Date of sale





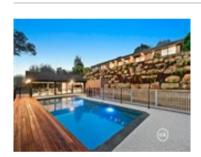


Property Type: House **Land Size:** 5994 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price September quarter 2025: \$1,515,000

Comparable Properties



24 Montpelier Dr LOWER PLENTY 3093 (REI)

Price: \$2,550,000 **Method:** Private Sale **Date:** 26/09/2025

Rooms: 6

Property Type: House (Res) **Land Size:** 10117.14 sqm approx

Agent Comments



75 Bolton St LOWER PLENTY 3093 (REI/VG)

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Agent Comments

Price: \$3,100,000 **Method:** Private Sale **Date:** 26/06/2025 **Rooms:** 11

Property Type: House (Res) Land Size: 6046 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.

Account - Barry Plant | P: 03 9842 8888



