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	110-114 Heard Avenue, Plenty Vic 3090

Indicative selling price

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

Range between $2,800,000 & $2,980,000

Median sale price

Median price $1,558,000 Property Type House Suburb Plenty

Period - From 10/09/2024 to 09/09/2025 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	70 Worns La YARRAMBAT 3091	$2,950,000	24/07/2025
2	6 Grange Av PLENTY 3090	$2,650,000	01/07/2025
3	4 Rudd Pl PLENTY 3090	$2,850,000	17/06/2025

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: 10/09/2025 18:14

110-114 Heard Avenue, Plenty Vic 3090

JellisCraig

Aaron Yeats
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4 2 2

Rooms: 9
Property Type: House
Land Size: 5935 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,980,000
Median House Price
10/09/2024 - 09/09/2025: $1,558,000

Comparable Properties

70 Worns La YARRAMBAT 3091 (REI)

4 4 12

Price: $2,950,000
Method: Private Sale
Date: 24/07/2025
Rooms: 9
Property Type: House (Res)
Land Size: 10117.14 sqm approx

Agent Comments



6 Grange Av PLENTY 3090 (REI)

4 2 2

Price: $2,650,000
Method: Private Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 4017 sqm approx

Agent Comments



4 Rudd Pl PLENTY 3090 (REI)

5 3 7

Price: $2,850,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 4005 sqm approx

Agent Comments

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