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<br>Including suburb and postcode | 30 Craig Road, Plenty Vic 3090 |

## Indicative selling price

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

Range between $1,600,000 & $1,700,000

## Median sale price

Median price $2,500,000 Property Type House Suburb 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 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 | 4 Wallaby Ct PLENTY 3090 | $1,800,000 | 02/10/2025 |
| 2 | 4 The Grove PLENTY 3090 | $1,558,000 | 30/08/2025 |
| 3 | 29 Viewgrand Way GREENSBOROUGH 3088 | $1,683,000 | 21/08/2025 |

**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: 10/11/2025 17:00

# 30 Craig Road, Plenty Vic 3090

Luke Coventry
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0411 233 579
lukecoventry@jelliscraig.com.au




6 3 2

**Property Type:** House
**Land Size:** 1219 sqm approx

Agent Comments

**Indicative Selling Price**
$1,600,000 - $1,700,000
**Median House Price**
September quarter 2025: $2,500,000

## Comparable Properties



**4 Wallaby Ct PLENTY 3090 (REI)**

4 3 3

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 02/10/2025
**Property Type:** House (Res)
**Land Size:** 1075 sqm approx

Agent Comments




**4 The Grove PLENTY 3090 (REI/VG)**

4 2 2

**Price:** $1,558,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** House (Res)
**Land Size:** 1350 sqm approx

Agent Comments



**29 Viewgrand Way GREENSBOROUGH 3088 (REI)**

4 3 3

**Price:** $1,683,000
**Method:** Private Sale
**Date:** 21/08/2025
**Rooms:** 8
**Property Type:** House (Res)
**Land Size:** 752 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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