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	4 Carisbrook Crescent, Lower Plenty Vic 3093

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,515,000 Property Type House Suburb Lower Plenty

Period - From 24/11/2024 to 23/11/2025 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	6 Buena Vista Dr MONTMORENCY 3094	$1,100,000	14/09/2025
2	17 Mayona Rd MONTMORENCY 3094	$1,150,000	04/09/2025
3	10 Carinya Rd GREENSBOROUGH 3088	$1,081,000	07/06/2025

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: 24/11/2025 10:05

4 Carisbrook Crescent, Lower Plenty Vic 3093

JellisCraig

John Le Gros
03 9439 1222
0422 608 038
johnlegros@jelliscraig.com.au



3 2 2

Property Type:
Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
24/11/2024 - 23/11/2025: $1,515,000

Comparable Properties



6 Buena Vista Dr MONTMORENCY 3094 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 14/09/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments



17 Mayona Rd MONTMORENCY 3094 (REI)

3 1 2

Price: $1,150,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments



10 Carinya Rd GREENSBOROUGH 3088 (REI)

3 2 1

Price: $1,081,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments

REIV THE DIFFERENCE

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