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	116 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,502,500 Property Type House Suburb Lower Plenty

Period - From 01/04/2025 to 31/03/2026 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	10 Jedem Cl VIEWBANK 3084	$2,099,000	28/03/2026
2	1 Bridge Cr MONTMORENCY 3094	$2,250,000	06/02/2026
3	16 Old Lower Plenty Rd VIEWBANK 3084	$1,865,000	08/11/2025

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: 10/04/2026 14:36

116 Old Eltham Road, Lower Plenty Vic 3093

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending March 2026: $1,502,500

Comparable Properties



10 Jedem Cl VIEWBANK 3084 (REI)

4 3 2

Price: $2,099,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1142 sqm approx

Agent Comments



1 Bridge Cr MONTMORENCY 3094 (REI)

4 3 6

Price: $2,250,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 729 sqm approx

Agent Comments



16 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)

4 4 2

Price: $1,865,000
Method: Private Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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