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	1 Monarch Ridge, Lower Plenty Vic 3093

Indicative selling price

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

Single price $995,000

Median sale price

Median price $826,500 Property Type Townhouse Suburb Lower Plenty

Period - From 29/07/2025 to 28/07/2026 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	1/39 Panorama Av LOWER PLENTY 3093	$1,000,000	12/06/2026
2	5 Souter St ELTHAM 3095	$995,000	13/03/2026
3	1/65 Panorama Av LOWER PLENTY 3093	$985,000	04/02/2026

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: 29/07/2026 18:47

1 Monarch Ridge, Lower Plenty Vic 3093

JellisCraig

Courtney Fulco
03 9431 1222
0420 458 039
courtneyfulco@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)
Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price
$995,000
Median Townhouse Price
29/07/2025 - 28/07/2026: $826,500

Comparable Properties



1/39 Panorama Av LOWER PLENTY 3093 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 12/06/2026
Property Type: Unit
Land Size: 359 sqm approx

Agent Comments



5 Souter St ELTHAM 3095 (REI/VG)

3 2 1

Price: $995,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 650 sqm approx

Agent Comments



1/65 Panorama Av LOWER PLENTY 3093 (REI/VG)

4 1 2

Price: $985,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 472 sqm approx

Agent Comments

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