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	5/24-26 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

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

Period - From 24/06/2025 to 23/06/2026 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	1/47 Edwards St LOWER PLENTY 3093	$900,000	31/05/2026
2	2/33 Williams Rd BRIAR HILL 3088	$855,000	12/03/2026
3	1/58 Para Rd MONTMORENCY 3094	$852,500	25/01/2026

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: 24/06/2026 11:34

5/24-26 Para Road, Lower Plenty Vic 3093

JellisCraig

Courtney Fulco
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0420 458 039
courtneyfulco@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Townhouse Price
24/06/2025 - 23/06/2026: $826,500

Comparable Properties



1/47 Edwards St LOWER PLENTY 3093 (VG)

3 - -

Price: $900,000
Method: Sale
Date: 31/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/33 Williams Rd BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $855,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)

Agent Comments



1/58 Para Rd MONTMORENCY 3094 (REI/VG)

3 1 3

Price: $852,500
Method: Private Sale
Date: 25/01/2026
Rooms: 4
Property Type: Unit
Land Size: 338 sqm approx

Agent Comments

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