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	3/151 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $773,750 Property Type Unit Suburb Lower Plenty

Period - From 01/04/2024 to 30/06/2024 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	3/23 Calrossie Av MONTMORENCY 3094	$730,000	26/08/2024
2	4/38 Alma St LOWER PLENTY 3093	$710,000	30/07/2024
3	14/101 Rattray Rd MONTMORENCY 3094	$750,000	22/05/2024

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: 18/09/2024 10:08

3/151 Main Road, Lower Plenty Vic 3093

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



3 2 2

Rooms: 6
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
June quarter 2024: $773,750

Comparable Properties



3/23 Calrossie Av MONTMORENCY 3094 (REI)

3 1 2

Price: $730,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit

Agent Comments



4/38 Alma St LOWER PLENTY 3093 (VG)

3 - -

Price: $710,000
Method: Sale
Date: 30/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



14/101 Rattray Rd MONTMORENCY 3094 (REI/VG)

3 2 3

Price: $750,000
Method: Private Sale
Date: 22/05/2024
Rooms: 8
Property Type: Unit

Agent Comments

This property has extra study and 3rd car accommodation

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