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 Paphos Court, Plenty Vic 3090

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $1,692,500 Property Type House Suburb Plenty

Period - From 01/01/2024 to 31/12/2024 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	5 Viola Cl GREENSBOROUGH 3088	$1,825,000	22/11/2024
2	28 Craig Rd PLENTY 3090	$1,680,000	28/10/2024
3	11 Bunyip Ct PLENTY 3090	$2,400,000	26/10/2024

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: 18/02/2025 13:30

5 Paphos Court, Plenty Vic 3090



4 2 2

Property Type: House
Land Size: 2165 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
Year ending December 2024: $1,692,500

Comparable Properties



5 Viola Cl GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,825,000
Method: Private Sale
Date: 22/11/2024
Rooms: 7
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments



28 Craig Rd PLENTY 3090 (REI/VG)

4 2 2

Price: $1,680,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 1166 sqm approx

Agent Comments



11 Bunyip Ct PLENTY 3090 (REI)

5 3 5

Price: $2,400,000
Method: Private Sale
Date: 26/10/2024
Property Type: House
Land Size: 1000 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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