

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 6 Lakeside Drive, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,850,000 & \$3,050,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2024 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	31 Cleveland Av LOWER PLENTY 3093	\$2,900,000	13/11/2024
2			
3			

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: 26/02/2025 14:09

David Ferro
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Rooms: 8
Property Type: House
Land Size: 4338.737 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,850,000 - \$3,050,000
Median House Price
December quarter 2024: \$1,550,000

Comparable Properties



31 Cleveland Av LOWER PLENTY 3093 (REI)

[Agent Comments](#)

4 2 3

Price: \$2,900,000
Method: Private Sale
Date: 13/11/2024
Rooms: 7
Property Type: House (Res)
Land Size: 3413 sqm approx

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.