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	2/183 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $735,000 Property Type Unit Suburb Lower Plenty

Period - From 01/04/2024 to 31/03/2025 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	7/129-131 Main Rd LOWER PLENTY 3093	$640,000	23/04/2025
2	7/39 Main Rd LOWER PLENTY 3093	$635,000	08/04/2025
3	2/160 Main Rd LOWER PLENTY 3093	$651,000	07/02/2025

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: 04/06/2025 10:40

2/183 Main Road, Lower Plenty Vic 3093



2 1 1

Property Type: Townhouse (Single)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median Unit Price
Year ending March 2025: $735,000

Comparable Properties



7/129-131 Main Rd LOWER PLENTY 3093 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 279 sqm approx

Agent Comments



7/39 Main Rd LOWER PLENTY 3093 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 08/04/2025
Rooms: 3
Property Type: Unit
Land Size: 174 sqm approx

Agent Comments



2/160 Main Rd LOWER PLENTY 3093 (REI/VG)

2 1 1

Price: $651,000
Method: Private Sale
Date: 07/02/2025
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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