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	41-45 Craig Road, Plenty Vic 3090

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,680,000 Property Type House Suburb 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	44 Craig Rd PLENTY 3090	$1,600,000	02/05/2025
2	73 David Hockney Dr DIAMOND CREEK 3089	$1,455,000	31/03/2025
3	5 Walter Withers Ct DIAMOND CREEK 3089	$1,400,000	07/03/2025

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: 10/06/2025 17:38

41-45 Craig Road, Plenty Vic 3090

Luke Coventry
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Property Type: House (Previously Occupied - Detached)
Land Size: 7800 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2025: $1,680,000

Comparable Properties



44 Craig Rd PLENTY 3090 (REI)

4 2 2

Price: $1,600,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 1060 sqm approx

Agent Comments



73 David Hockney Dr DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,455,000
Method: Private Sale
Date: 31/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments

5 Walter Withers Ct DIAMOND CREEK 3089 (REI/VG)

5 3 2

Price: $1,400,000
Method: Private Sale
Date: 07/03/2025
Rooms: 8
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

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