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	1/29 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,565,000 Property Type House Suburb Lower Plenty

Period - From 10/06/2024 to 09/06/2025 Source Property Data

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	3/88 Karingal Dr ELTHAM NORTH 3095	$1,065,000	03/05/2025
2	4/57 Sherbourne Rd MONTMORENCY 3094	$1,150,000	11/04/2025
3	3/15 Virginia Ct MONTMORENCY 3094	$1,193,000	01/03/2025

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 14:37

1/29 Para Road, Lower Plenty Vic 3093

Alison Champion
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4 3 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
10/06/2024 - 09/06/2025: $1,565,000

A limited number of comparable sales show within just 2km of this property, hence a 3km radius has been used.

Comparable Properties



3/88 Karingal Dr ELTHAM NORTH 3095 (REI)

4 3 2

Price: $1,065,000
Method: Private Sale
Date: 03/05/2025
Property Type: Unit

Agent Comments

4/57 Sherbourne Rd MONTMORENCY 3094 (VG)

4 - -

Price: $1,150,000
Method: Sale
Date: 11/04/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



3/15 Virginia Ct MONTMORENCY 3094 (REI/VG)

4 3 2

Price: $1,193,000
Method: Private Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

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