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	1b Cheverton Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

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

Period - From 01/07/2024 to 30/06/2025 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	2 Burke St MONTMORENCY 3094	$1,500,000	28/06/2025
2	4 Riverina Rd MONTMORENCY 3094	$1,570,000	11/06/2025
3	76 Mayona Rd MONTMORENCY 3094	$1,535,000	19/02/2025

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: 19/08/2025 13:35

1b Cheverton Road, Lower Plenty Vic 3093

JellisCraig

Scott Nugent
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Property Type: Land (Res)
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
Year ending June 2025: $1,550,000

Comparable Properties



2 Burke St MONTMORENCY 3094 (REI)

4 2 2

Price: $1,500,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House
Land Size: 906 sqm approx

Agent Comments

4 Riverina Rd MONTMORENCY 3094 (REI)

4 3 2

Price: $1,570,000
Method: Private Sale
Date: 11/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments



76 Mayona Rd MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,535,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

REIV THE DIFFERENCE

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