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	38/123 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $686,500 Property Type Unit 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	18/123 Main Rd LOWER PLENTY 3093	$460,000	27/06/2025
2	34/123 Main Rd LOWER PLENTY 3093	$475,000	25/06/2025
3	23/227-229 Nepean St GREENSBOROUGH 3088	$471,250	19/06/2025

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: 15/08/2025 08:48

38/123 Main Road, Lower Plenty Vic 3093

JellisCraig

Alex Flannagan
03 9432 1444
0425 239 865
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median Unit Price
Year ending June 2025: $686,500

Comparable Properties



18/123 Main Rd LOWER PLENTY 3093 (REI)

3 1 1

Price: $460,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit

Agent Comments



34/123 Main Rd LOWER PLENTY 3093 (REI)

2 1 1

Price: $475,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Agent Comments



23/227-229 Nepean St GREENSBOROUGH 3088 (REI)

2 1 2

Price: $471,250
Method: Private Sale
Date: 19/06/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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