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: 31 Grange Avenue, Plenty Vic 3090

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $1,540,000 Property Type House Suburb 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	26 River Av PLENTY 3090	$2,500,000	01/07/2025
2	6 Grange Av PLENTY 3090	$2,650,000	01/07/2025
3	4 Rudd Pl PLENTY 3090	$2,850,000	17/06/2025

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: 02/09/2025 10:31

31 Grange Avenue, Plenty Vic 3090

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 4-8

Rooms: 6
Property Type: House (Res)
Land Size: 4007 sqm approx

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending June 2025: $1,540,000

Agent Comments

Large Family home on just over one acre with a large machinery shed. The house consists of 4 /5 bedrooms, 4 living areas, undercover alfresco with fitted BBQ and Fridge.

Comparable Properties



26 River Av PLENTY 3090 (REI)

4 2 9

Price: $2,500,000
Method: Private Sale
Date: 01/07/2025
Rooms: 7
Property Type: House (Res)
Land Size: 4363 sqm approx

Agent Comments



6 Grange Av PLENTY 3090 (REI)

4 2 2

Price: $2,650,000
Method: Private Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 4017 sqm approx

Agent Comments



4 Rudd Pl PLENTY 3090 (REI)

5 3 7

Price: $2,850,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 4005 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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