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	6/28 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $661,250 Property Type Unit Suburb Lower Plenty

Period - From 18/09/2024 to 17/09/2025 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	3/8 Longs Rd LOWER PLENTY 3093	$850,000	03/07/2025
2	6/22 Alma St LOWER PLENTY 3093	$800,000	25/06/2025
3	5/105 Martins La VIEWBANK 3084	$810,000	20/06/2025

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: 18/09/2025 14:19

6/28 Para Road, Lower Plenty Vic 3093

JellisCraig

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
18/09/2024 - 17/09/2025: $661,250

Comparable Properties



3/8 Longs Rd LOWER PLENTY 3093 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 03/07/2025
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments



6/22 Alma St LOWER PLENTY 3093 (VG)

3 - -

Price: $800,000
Method: Sale
Date: 25/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/105 Martins La VIEWBANK 3084 (REI/VG)

3 1 2

Price: $810,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: Townhouse (Res)
Land Size: 327 sqm approx

Agent Comments

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