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	13 Anthony Close, Lower Plenty Vic 3093

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	36 Adam Cr MONTMORENCY 3094	$1,450,000	10/09/2025
2	2 Burke St MONTMORENCY 3094	$1,500,000	28/06/2025
3	31 Mountain View Rd MONTMORENCY 3094	$1,410,000	07/06/2025

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: 25/09/2025 11:53

13 Anthony Close, Lower Plenty Vic 3093

JellisCraig

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



4 2 2

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2025: $1,550,000

Comparable Properties



36 Adam Cr MONTMORENCY 3094 (REI)

4 2 2

Price: $1,450,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 760 sqm approx

Agent Comments



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



31 Mountain View Rd MONTMORENCY 3094 (REI/VG)

4 2 1

Price: $1,410,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 933 sqm approx

Agent Comments

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