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	5/21 Alma Street, 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 $655,500 Property Type Unit Suburb Lower Plenty

Period - From 01/10/2024 to 30/09/2025 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	1/43 Main Rd LOWER PLENTY 3093	$828,000	27/10/2025
2	3/8 Longs Rd LOWER PLENTY 3093	$850,000	03/07/2025
3	6/22 Alma St LOWER PLENTY 3093	$800,000	25/06/2025

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: 13/11/2025 13:42

5/21 Alma Street, Lower Plenty Vic 3093

JellisCraig

Scott Nugent
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3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2025: $655,500

Comparable Properties

1/43 Main Rd LOWER PLENTY 3093 (REI)

3 2 2

Price: $828,000
Method: Private Sale
Date: 27/10/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 255 sqm approx

Agent Comments



3/8 Longs Rd LOWER PLENTY 3093 (REI/VG)

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

REIV THE DIFFERENCE

propertydata.com.au

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