

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

14 Eagle View Rise, Plenty Vic 3090

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 \$1,140,000 Property Type Vacant land Suburb Plenty

Period - From 23/12/2024 to 22/12/2025 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	11 Thornbill Dr PLENTY 3090	\$1,425,000	31/10/2025
2	7 Eagleview Rise PLENTY 3090	\$1,525,000	02/10/2025
3	10 River Av PLENTY 3090	\$1,200,000	16/09/2025

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:

23/12/2025 17:09

Aaron Yeats
9431 1222

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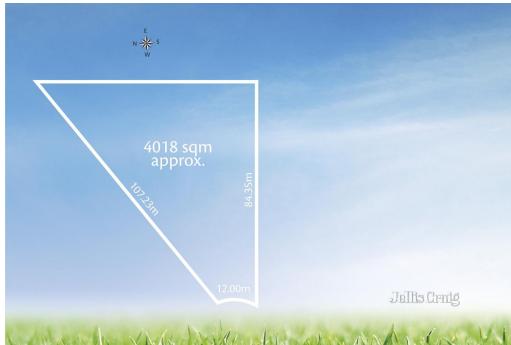
aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Land Price

23/12/2024 - 22/12/2025: \$1,140,000



Property Type: Land

Land Size: 4018 sqm approx

Agent Comments

Comparable Properties



11 Thornbill Dr PLENTY 3090 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 31/10/2025

Property Type: Land

Land Size: 4835 sqm approx



7 Eagleview Rise PLENTY 3090 (REI/VG)

Agent Comments



Price: \$1,525,000

Method: Private Sale

Date: 02/10/2025

Property Type: Land

Land Size: 4004 sqm approx

10 River Av PLENTY 3090 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 16/09/2025

Property Type: Land (Res)

Land Size: 4492 sqm approx

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