

# 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 Edward Willis Court, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$1,532,500

Property Type

House

Suburb

Lower Plenty

Period - From

01/01/2025

to

31/12/2025

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	32 Coventry St MONTMORENCY 3094	\$2,675,000	02/03/2026
2			
3			

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:

11/03/2026 12:26

Ben Flannagan  
03 9432 1444  
0403 591 678

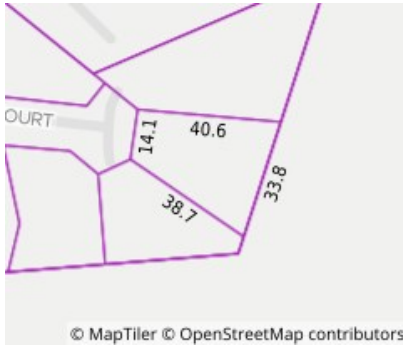
benflannagan@jellisrcraig.com.au

**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending December 2025: \$1,532,500



**Property Type:** Land (Res)  
**Land Size:** 916 sqm approx  
**Agent Comments**

## Comparable Properties



**32 Coventry St MONTMORENCY 3094 (REI)**

**Agent Comments**



**Price:** \$2,675,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** House  
**Land Size:** 676 sqm approx

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.