

# 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

4/12 Kett Street, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

21/10/2025

to

20/04/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
2/32 Railway Road Briar Hill VIC	\$1,080,000	12/03/2026

This Statement of Information was prepared on:

21/04/2026