

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 6/178 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2025 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	4/30 Baldwin Av MONTMORENCY 3094	\$959,500	14/10/2025
2	1/37 Starling St MONTMORENCY 3094	\$1,180,000	05/10/2025
3	1/211 Rattray Rd MONTMORENCY 3094	\$1,170,000	01/10/2025

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: 28/01/2026 12:12



 3  2  2

Property Type: House
Land Size: 559 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 December quarter 2025: \$1,390,000

Comparable Properties



4/30 Baldwin Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$959,500
Method: Private Sale
Date: 14/10/2025
Rooms: 4
Property Type: Unit
Land Size: 324 sqm approx



1/37 Starling St MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Private Sale
Date: 05/10/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 336 sqm approx



1/211 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,170,000
Method: Private Sale
Date: 01/10/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 468 sqm approx

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