

## 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

1/141 MAIN ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,750

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

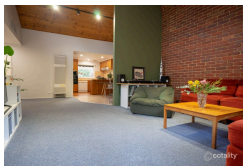
Date of sale

6/8 LONGS ROAD LOWER PLENTY VIC 3093	\$680,000	16-Oct-25
2/19 ALEXANDER STREET MONTMORENCY VIC 3094	\$690,000	18-Oct-25

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 6 months.

This Statement of Information was prepared on: 03 March 2026



**6/8 LONGS ROAD LOWER PLENTY VIC 3093** Sold Price **\$680,000** Sold Date **16-Oct-25**

2 1 1

Distance **0.4km**



**2/19 ALEXANDER STREET MONTMORENCY VIC 3094** Sold Price **\$690,000** Sold Date **18-Oct-25**

2 1 1

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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