

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

116 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,568,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2024 to 30/09/2025 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.

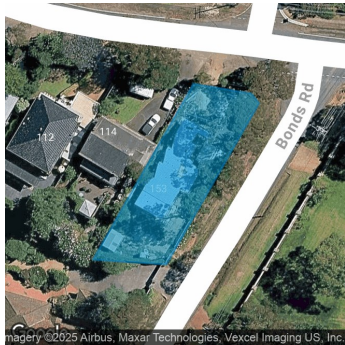
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 16 Old Lower Plenty Rd VIEWBANK 3084 | \$1,865,000 | 08/11/2025 |
| 2 | 16 Wilson Av MONTMORENCY 3094 | \$2,600,000 | 11/09/2025 |
| 3 | 16 Coventry St MONTMORENCY 3094 | \$1,970,000 | 08/09/2025 |

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:

26/11/2025 13:17



Rooms: 7

Property Type: House (Res)

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



16 Old Lower Plenty Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,865,000

Method: Private Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 515 sqm approx



16 Wilson Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 11/09/2025

Rooms: 6

Property Type: House (Res)

Land Size: 557 sqm approx



16 Coventry St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,970,000

Method: Private Sale

Date: 08/09/2025

Property Type: House

Land Size: 360 sqm approx