

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

14 Anthony Close, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,190,000

&

\$1,260,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Lower Plenty

Period - From 15/07/2025

to

14/07/2026

Source Property Data

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	276 Yallambie Rd YALLAMBIE 3085	\$1,302,000	14/04/2026
2	31 Cromwell St ELTHAM 3095	\$1,211,000	25/02/2026
3	102 Rattray Rd MONTMORENCY 3094	\$1,225,000	19/02/2026

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:

15/07/2026 15:03



 4  2  3

Property Type: House
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,260,000
Median House Price
15/07/2025 - 14/07/2026: \$1,515,000

Comparable Properties



276 Yallambie Rd YALLAMBIE 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,302,000
Method: Private Sale
Date: 14/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx



31 Cromwell St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,211,000
Method: Auction Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 684 sqm approx



102 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 720 sqm approx

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