

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

8 Leafy Drive, Plenty Vic 3090

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,140,000

Property Type

Vacant land

Suburb

Plenty

Period - From

18/02/2025

to

17/02/2026

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	11 Thornbill Dr PLENTY 3090	\$1,425,000	31/10/2025
2	7 Eagleview Rise PLENTY 3090	\$1,525,000	02/10/2025
3	10 River Av PLENTY 3090	\$1,200,000	16/09/2025

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:

18/02/2026 11:53



Property Type: Land
Land Size: 4045 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000
Median Land Price
 18/02/2025 - 17/02/2026: \$1,140,000

Comparable Properties



11 Thornbill Dr PLENTY 3090 (REI)

Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 31/10/2025
Property Type: Land
Land Size: 4835 sqm approx



7 Eagleview Rise PLENTY 3090 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 02/10/2025
Property Type: Land
Land Size: 4004 sqm approx

10 River Av PLENTY 3090 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 16/09/2025
Property Type: Land (Res)
Land Size: 4492 sqm approx

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