

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

14/123 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$655,500

Property Type

Unit

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	38/123 Main Rd LOWER PLENTY 3093	\$490,000	18/09/2025
2	1/123 Main Rd LOWER PLENTY 3093	\$440,000	07/07/2025
3	34/123 Main Rd LOWER PLENTY 3093	\$475,000	25/06/2025

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:

20/10/2025 10:54

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Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

Year ending September 2025: \$655,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



38/123 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 18/09/2025

Property Type: Apartment



1/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 07/07/2025

Rooms: 3

Property Type: Unit



34/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$475,000

Method: Private Sale

Date: 25/06/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888