

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$470,000

### Median sale price

Median price

\$691,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/10/2025

to

31/12/2025

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	31/123 Main Rd LOWER PLENTY 3093	\$435,000	30/01/2026
2	38/123 Main Rd LOWER PLENTY 3093	\$490,000	18/09/2025
3	1/123 Main Rd LOWER PLENTY 3093	\$440,000	07/07/2025

**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:

16/02/2026 16:02



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$440,000 - \$470,000

**Median Unit Price**

December quarter 2025: \$691,000

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.

## Comparable Properties



31/123 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 30/01/2026

**Property Type:** Apartment



38/123 Main Rd LOWER PLENTY 3093 (REI/VG)

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

Account - Barry Plant | P: 03 9842 8888