

# 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

2/208 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 \$950,000

&

\$995,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Lower Plenty

Period - From 01/04/2026

to 30/06/2026

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 | 3/35 Silver St ELTHAM 3095       | \$915,000 | 06/08/2026   |
| 2 | 2/7 Souter St ELTHAM 3095        | \$905,000 | 12/05/2026   |
| 3 | 1/87 Rattray Rd MONTMORENCY 3094 | \$925,000 | 23/03/2026   |

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:

07/09/2026 13:06



 4  2  2

**Property Type:** Townhouse

**Land Size:** 161 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$995,000

**Median Unit Price**

June quarter 2026: \$750,000

## Comparable Properties



**3/35 Silver St ELTHAM 3095 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$915,000

**Method:** Sold Before Auction

**Date:** 06/08/2026

**Property Type:** Townhouse (Res)

**Land Size:** 375 sqm approx



**2/7 Souter St ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 12/05/2026

**Property Type:** House (Res)



**1/87 Rattray Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** House

**Land Size:** 282 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243