

# 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

31/123 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)

Single price \$455,000

### Median sale price

Median price \$640,111

Property Type Unit

Suburb Lower Plenty

Period - From 21/01/2025

to 20/01/2026

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	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:

21/01/2026 13:33



 2    1    1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$455,000  
Median Unit Price  
21/01/2025 - 20/01/2026: \$640,111

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



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



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

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