

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

7/141 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$650,000 & \$700,000

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 | 1/70a Para Rd MONTMORENCY 3094 | \$701,050 | 21/11/2025 |
| 2 | 6/8 Longs Rd LOWER PLENTY 3093 | \$680,000 | 13/10/2025 |
| 3 | 4/96 Para Rd MONTMORENCY 3094 | \$630,000 | 24/09/2025 |

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:

14/01/2026 09:27



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2025: \$691,000

Comparable Properties



1/70a Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  1

Price: \$701,050

Method: Private Sale

Date: 21/11/2025

Property Type: Unit



6/8 Longs Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 13/10/2025

Property Type: Unit



4/96 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 24/09/2025

Property Type: Unit

Land Size: 165 sqm approx

Account - Barry Plant | P: 03 9842 8888