

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

Range between \$620,000 & \$670,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Lower Plenty

Period - From 26/05/2025 to 25/05/2026 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	2/116 Para Rd MONTMORENCY 3094	\$665,000	08/05/2026
2	5/98 Main Rd LOWER PLENTY 3093	\$584,000	11/04/2026
3	1/141 Main Rd LOWER PLENTY 3093	\$690,000	31/03/2026

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: 26/05/2026 11:48



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**Property Type:** Unit  
**Land Size:** 226 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$620,000 - \$670,000  
**Median Unit Price**  
 26/05/2025 - 25/05/2026: \$660,000

## Comparable Properties



2/116 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

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**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** Unit  
**Land Size:** 153 sqm approx



5/98 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

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**Price:** \$584,000  
**Method:** Private Sale  
**Date:** 11/04/2026  
**Property Type:** Unit



1/141 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

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**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 175 sqm approx

Account - Barry Plant | P: 03 9842 8888



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