Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 121 Old Yan Yean Road, Plenty Vic 3090

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	164	828

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $900,000 & $990,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,720,000 | Property type House | Suburb Plenty

Period: from 21/10/2025 to 20/10/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	22 Mclaughlans La PLENTY 3090		
Sale price	$1,200,000	Date of sale	29/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	NA	744

Comparable property 2

Address	123 Lambert St DIAMOND CREEK 3089		
Sale price	$845,000	Date of sale	06/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	134	722

Comparable property 3

Address	8 Acworth Ct GREENSBOROUGH 3088		
Sale price	$881,000	Date of sale	23/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	135	599

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

8 Acworth Court Greensborough was used to determine the ESR and was within the six-month period at the time. It is now outside six months but remains the most comparable sale, with no newer comparable sales available.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=328dc0814fee4a6a9830294a2f1ba177

121 Yan Yean Road, Plenty Vic 3090

BARRYPLANT



3 2 2

Property Type: House
Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
21/10/2025 - 20/10/2026: $1,720,000

Comparable Properties



22 Mclaughlans La PLENTY 3090 (REI)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 29/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



123 Lambert St DIAMOND CREEK 3089 (REI)

3 1 1

Price: $845,000
Method: Private Sale
Date: 06/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



8 Acworth Ct GREENSBOROUGH 3088 (REI)

3 2 1

Price: $881,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments

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

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