

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

69 Rosehill Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,390,000

Property Type

House

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	12 Montpelier Dr LOWER PLENTY 3093	\$1,850,000	15/11/2025
2	3 Homestead Rd ELTHAM 3095	\$2,300,000	15/10/2025
3	24 Montpelier Dr LOWER PLENTY 3093	\$2,550,000	26/09/2025

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:

02/02/2026 12:29



 4  3  4

Property Type: House
Land Size: 5994 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



12 Montpelier Dr LOWER PLENTY 3093 (REI)

Agent Comments

 5  2  8

Price: \$1,850,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 5286 sqm approx



3 Homestead Rd ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,300,000
Method: Private Sale
Date: 15/10/2025
Rooms: 8
Property Type: House (Res)
Land Size: 4500 sqm approx



24 Montpelier Dr LOWER PLENTY 3093 (REI/VG)

Agent Comments

 4  3  6

Price: \$2,550,000
Method: Private Sale
Date: 26/09/2025
Rooms: 6
Property Type: House (Res)
Land Size: 10117.14 sqm approx

Account - Barry Plant | P: 03 9842 8888