

# 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

30/123 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 \$450,000

### Median sale price

Median price \$584,000

Property Type Unit

Suburb Lower Plenty

Period - From 28/04/2025

to 27/04/2026

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	14/123 Main Rd LOWER PLENTY 3093	\$456,000	15/04/2026
2	31/123 Main Rd LOWER PLENTY 3093	\$435,000	30/01/2026
3	10/29 Main Rd LOWER PLENTY 3093	\$476,000	17/01/2026

**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:

28/04/2026 11:05



 2    1    0

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



14/123 Main Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 2    2    1

**Price:** \$456,000

**Method:** Private Sale

**Date:** 15/04/2026

**Property Type:** Apartment



31/123 Main Rd LOWER PLENTY 3093 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 30/01/2026

**Property Type:** Apartment

10/29 Main Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$476,000

**Method:** Private Sale

**Date:** 17/01/2026

**Rooms:** 3

**Property Type:** Unit