

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
198 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$1,280,000

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 | 10 Kylie PI MONTMORENCY 3094 | \$1,270,000 | 18/11/2025 |
| 2 | 5 Kerby St ELTHAM 3095 | \$1,200,000 | 18/11/2025 |
| 3 | 15 Helwig Av MONTMORENCY 3094 | \$1,215,000 | 11/10/2025 |

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:

13/02/2026 16:10



Property Type: House

Land Size: 991 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,280,000

Median House Price

December quarter 2025: \$1,390,000

Comparable Properties



10 Kylie PI MONTMORENCY 3094 (REI/VG)



[Agent Comments](#)

Price: \$1,270,000

Method: Private Sale

Date: 18/11/2025

Rooms: 6

Property Type: House (Res)

Land Size: 911 sqm approx



5 Kerby St ELTHAM 3095 (REI/VG)



[Agent Comments](#)

Price: \$1,200,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 920 sqm approx



15 Helwig Av MONTMORENCY 3094 (REI/VG)



[Agent Comments](#)

Price: \$1,215,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Account - VICPROP | P: 03 8888 1011