

# 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

1 Jumbuck Court, Plenty Vic 3090

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,525,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Plenty

Period - From 01/01/2025

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	30 Craig Rd PLENTY 3090	\$1,550,000	19/02/2026
2	12 Paperbark PI PLENTY 3090	\$1,580,000	08/02/2026
3	29 Treetop Tce PLENTY 3090	\$1,550,000	09/01/2026

**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:

10/03/2026 13:12



**Property Type:** House

**Land Size:** 1191 sqm approx

**Agent Comments**

## Comparable Properties



**30 Craig Rd PLENTY 3090 (REI)**

**Agent Comments**



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** House

**Land Size:** 1219 sqm approx



**12 Paperbark PI PLENTY 3090 (REI)**

**Agent Comments**



**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx



**29 Treetop Tce PLENTY 3090 (REI/VG)**

**Agent Comments**



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 09/01/2026

**Property Type:** House

**Land Size:** 1000 sqm approx