

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 Sheoak Place, Plenty Vic 3090

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Plenty

Period - From 01/07/2025

to

30/06/2026

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	8 Prominence Ct PLENTY 3090	\$2,800,000	06/05/2026
2	9 Lightwood La PLENTY 3090	\$2,315,000	05/03/2026
3			

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:

07/07/2026 19:11

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending June 2026: \$1,780,000



Property Type: House (Previously Occupied - Detached)
Land Size: 1462 sqm approx
Agent Comments

Comparable Properties

8 Prominence Ct PLENTY 3090 (REI/VG)

Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 06/05/2026
Rooms: 10
Property Type: House (Res)
Land Size: 1000 sqm approx



9 Lightwood La PLENTY 3090 (REI/VG)

Agent Comments



Price: \$2,315,000
Method: Private Sale
Date: 05/03/2026
Rooms: 14
Property Type: House (Res)
Land Size: 1001 sqm approx

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.