

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 Wallaby Court, Plenty Vic 3090

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	1 Jumbuck Ct PLENTY 3090	\$1,500,000	19/03/2026
2	30 Craig Rd PLENTY 3090	\$1,550,000	19/02/2026
3	12 Paperbark PI PLENTY 3090	\$1,580,000	08/02/2026

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:

31/07/2026 12:41

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



1 Jumbuck Ct PLENTY 3090 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 19/03/2026

Property Type: House

Land Size: 1191 sqm approx



30 Craig Rd PLENTY 3090 (REI/VG)

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/VG)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 08/02/2026

Property Type: House (Res)

Land Size: 1000 sqm approx

Account - Jellis Craig | P: 03 94321444