

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

146 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$930,000 & \$980,000

Median sale price

Median price \$2,105,000 Property Type House Suburb Lower Plenty

Period - From 01/04/2026 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	70 Castleton Rd VIEWBANK 3084	\$975,000	12/06/2026
2	33 Cressy St MONTMORENCY 3094	\$970,000	26/03/2026
3	2/165 Rattray Rd MONTMORENCY 3094	\$960,000	10/03/2026

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:

29/07/2026 11:39

Alison Champion

9432 1444

0450 467 677

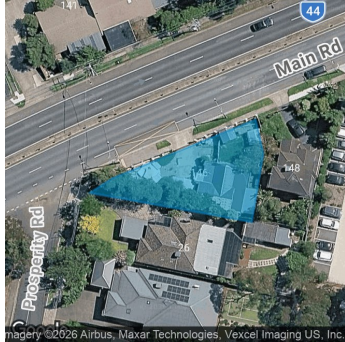
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Indicative Selling Price

\$930,000 - \$980,000

Median House Price

June quarter 2026: \$2,105,000



 3  1  2

Rooms: 4

Property Type: House (Res)

Land Size: 494 sqm approx

Agent Comments

Comparable Properties



70 Castleton Rd VIEWBANK 3084 (REI)

Agent Comments

 3  1  2

Price: \$975,000

Method: Sold Before Auction

Date: 12/06/2026

Property Type: House



33 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  -

Price: \$970,000

Method: Private Sale

Date: 26/03/2026

Rooms: 4

Property Type: House (Res)

Land Size: 731 sqm approx



2/165 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

Price: \$960,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 385 sqm approx

Account - Jellis Craig | P: 03 94321444