

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

18 Philip Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Lower Plenty

Period - From 01/04/2025

to

31/03/2026

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	67 Looker Rd MONTMORENCY 3094	\$1,560,000	31/03/2026
2			
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:

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 4  2  3

Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median House Price
Year ending March 2026: \$1,502,500

Comparable Properties



67 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,560,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 1059 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.