

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

2/208 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$750,000

Property Type Unit

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.

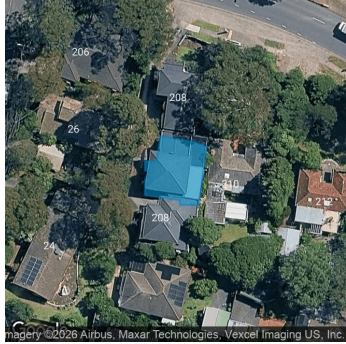
	Address of comparable property	Price	Date of sale
1	3/35 Silver St ELTHAM 3095	\$915,000	06/08/2026
2	2/7 Souter St ELTHAM 3095	\$905,000	12/05/2026
3	1/87 Rattray Rd MONTMORENCY 3094	\$925,000	23/03/2026

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:

01/09/2026 12:08



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Unit Price

June quarter 2026: \$750,000

Comparable Properties



3/35 Silver St ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$915,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



2/7 Souter St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$905,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)



1/87 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$925,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 282 sqm approx

Account - Barry Plant | P: (03) 9431 1243