

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

3/11 Alma Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Lower Plenty

Period - From 07/09/2025

to

06/09/2026

Source Property Data

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	7/141 Main Rd LOWER PLENTY 3093	\$645,000	27/06/2026
2	3/435 Main Rd MONTMORENCY 3094	\$605,000	13/04/2026
3	5/41 Rattray Rd MONTMORENCY 3094	\$625,000	11/04/2026

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:

07/09/2026 09:01



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/141 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 27/06/2026

Property Type: Unit

Land Size: 226 sqm approx



3/435 Main Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 13/04/2026

Property Type: Unit



5/41 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 3

Property Type: Unit

Land Size: 172 sqm approx