

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

3/118 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$826,500 Property Type Townhouse Suburb Lower Plenty

Period - From 12/08/2025 to 11/08/2026 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	1/11 Graeme Av MONTMORENCY 3094	\$801,000	18/05/2026
2	1/118 Main Rd LOWER PLENTY 3093	\$877,500	02/04/2026
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:

12/08/2026 11:07

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Indicative Selling Price

\$820,000 - \$880,000

Median Townhouse Price

12/08/2025 - 11/08/2026: \$826,500



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/11 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$801,000

Method: Private Sale

Date: 18/05/2026

Rooms: 4

Property Type: House (Res)

Land Size: 223 sqm approx



1/118 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 1 2

Price: \$877,500

Method: Private Sale

Date: 02/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 432 sqm approx



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 - Jellis Craig | P: 03 94321444