

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

4/14 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$767,500 Property Type Townhouse Suburb Lower Plenty

Period - From 05/05/2025 to 04/05/2026 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	1/9 Mayona Rd MONTMORENCY 3094	\$780,000	26/03/2026
2	2/7 Graeme Av MONTMORENCY 3094	\$737,000	23/03/2026
3	2/49 Rattray Rd MONTMORENCY 3094	\$775,000	06/02/2026

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:

05/05/2026 10:41



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



1/9 Mayona Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 26/03/2026

Property Type: Unit

Land Size: 170 sqm approx



2/7 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$737,000

Method: Private Sale

Date: 23/03/2026

Property Type: Unit

Land Size: 155 sqm approx



2/49 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 06/02/2026

Property Type: Unit

Land Size: 166 sqm approx