

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

5 Alma Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Lower Plenty

Period - From 01/07/2025

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	11 Kylie PI MONTMORENCY 3094	\$1,080,000	29/05/2026
2	123 Martins La VIEWBANK 3084	\$935,000	21/05/2026
3	198 Main Rd LOWER PLENTY 3093	\$1,160,000	15/05/2026

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:

08/07/2026 11:51



3 2 2

Rooms: 7

Property Type: House

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



11 Kylie PI MONTMORENCY 3094 (REI)

Agent Comments

4 2 3

Price: \$1,080,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 896 sqm approx



123 Martins La VIEWBANK 3084 (REI)

Agent Comments

3 1 1

Price: \$935,000

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 586 sqm approx



198 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Private Sale

Date: 15/05/2026

Property Type: House

Land Size: 991 sqm approx