

# 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

123 Sackville Street, Montmorency VIC 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,325,000

### Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Montmorency

Period - From

05/08/2024

to

04/02/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 SACKVILLE STREET, MONTMORENCY	\$1,199,000	16/08/2024
109 RATTRAY ROAD, MONTMORENCY	\$1,295,000	14/08/2024
71 SACKVILLE STREET, MONTMORENCY	\$1,370,000	17/12/2024

This Statement of Information was prepared on:

05/02/2025