

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	3/415 Main Road, Montmorency Vic 3094
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Indicative selling price

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

Single price	\$759,000
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Median sale price

Median price	\$750,000	Property Type	Unit	Suburb	Montmorency
Period - From	01/01/2024	to	31/12/2024	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	1/7 John St ELTHAM 3095	\$850,000	07/12/2024
2	35a Looker Rd MONTMORENCY 3094	\$820,000	05/12/2024
3	4/415 Main Rd MONTMORENCY 3094	\$840,000	28/11/2024

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:	21/01/2025 16:25
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3/415 Main Road, Montmorency Vic 3094



first national
REAL ESTATE | Bill Schlink

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Indicative Selling Price

\$759,000

Median Unit Price

Year ending December 2024: \$750,000



Property Type:

Agent Comments

Comparable Properties



1/7 John St ELTHAM 3095 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 07/12/2024

Property Type: Unit

Land Size: 292 sqm approx



35a Looker Rd MONTMORENCY 3094 (REI)

Agent Comments



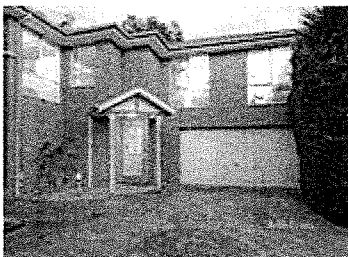
Price: \$820,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 460 sqm approx



4/415 Main Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 28/11/2024

Property Type: Townhouse (Single)

Land Size: 241 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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