

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

83 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$725,000 & \$795,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Montmorency

Period - From 01/10/2024 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	6/30 Alexander St MONTMORENCY 3094	\$680,000	11/01/2025
2	35a Looker Rd MONTMORENCY 3094	\$820,000	05/12/2024
3	2/75 Airlie Rd MONTMORENCY 3094	\$750,000	15/10/2024

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:

05/02/2025 16:08



 2
  1
  2

Property Type: House
Land Size: 339 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000 - \$795,000
Median House Price
 December quarter 2024: \$1,100,000

Comparable Properties



6/30 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

 2
  1
  1

Price: \$680,000
Method: Private Sale
Date: 11/01/2025
Property Type: Unit



35a Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

 2
  1
  3

Price: \$820,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 460 sqm approx



2/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$750,000
Method: Private Sale
Date: 15/10/2024
Property Type: Unit

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