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	83 Airlie Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$725,000	&	\$795,000
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Median sale price

Median price	\$1,100,000	Pro	perty 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

Add	dress 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 comparableproperties 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







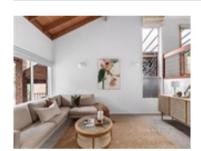


Property Type: House Land Size: 339 sqm approx

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)

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

Agent Comments



35a Looker Rd MONTMORENCY 3094 (REI)

2





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



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



Price: \$750,000 Property Type: Unit

Method: Private Sale Date: 15/10/2024

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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