

# 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 6/30 Alexander 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 \$685,000 & \$750,000

### Median sale price

Median price \$705,000 Property Type Unit 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	5/60-62 Para Rd MONTMORENCY 3094	\$682,000	28/11/2024
3	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024

**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: 11/02/2025 08:27



2   
 1   
 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$685,000 - \$750,000

**Median Unit Price**

December quarter 2024: \$705,000

## 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



**5/60-62 Para Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$682,000

**Method:** Private Sale

**Date:** 28/11/2024

**Property Type:** Unit

**Land Size:** 256 sqm approx



**4/53 Looker Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

2   
 1   
 2

**Price:** \$737,500

**Method:** Private Sale

**Date:** 26/10/2024

**Property Type:** Unit

**Land Size:** 338 sqm approx

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