

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

Range between

\$1,170,000

&

\$1,250,000

Median sale price

Median price

\$1,145,000

Property Type

House

Suburb

Montmorency

Period - From

26/07/2024

to

26/02/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
65 Cressy Street, Montmorency	\$1,115,000	06/10/2024
3 Erswell Court, Montmorency	\$1,270,000	13/02/2025
6 Baxter Street, Eltham	\$1,120,000	26/11/2024

This Statement of Information was prepared on:

27/02/2025