

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

25 Hawkins Rd, Montrose VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$740,000 & \$780,000

### Median sale price

Median price \$940,000 Property type *House* Suburb Montrose

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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 Railway Rd MOUNT EVELYN 3796	\$740,000	17/02/2024
2) 147 York Rd MONTROSE 3765	\$769,000	09/11/2023
3) 21 Hawkins Rd MONTROSE 3765	\$770,000	15/12/2023

This Statement of Information was prepared on: 14/03/2024