

# 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

791 Mt Dandenong Road, Montrose, Vic 3765

### Indicative selling price

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

Single price \$749,000

### Median sale price

Median price

\$851,500

Property type

House

Suburb

Montrose

Period - From

01/04/2023

to

31/03/2024

Source



PropTrack

### 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
23 Dorchester Avenue, Montrose, VIC 3765	\$731,000	03/04/2024
754 Mount Dandenong Road, Kilsyth, VIC 3137	\$720,000	25/03/2024
29 Ash Grove, Montrose, VIC 3765	\$757,000	19/01/2024

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: 10/04/2024