

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

174 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Montmorency

Period - From 02/04/2024

to 01/04/2025

Source Property Data

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	114 Sherbourne Rd MONTMORENCY 3094	\$780,000	20/01/2025
2	95 Mountain View Rd MONTMORENCY 3094	\$796,500	13/05/2024
3			

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:

02/04/2025 16:43



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Property Type: House
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
02/04/2024 - 01/04/2025: \$1,125,000

Comparable Properties



114 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 20/01/2025
Property Type: House
Land Size: 903 sqm approx



95 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$796,500
Method: Private Sale
Date: 13/05/2024
Property Type: House (Res)

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.