

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

26 Hawkins Road, Montrose Vic 3765

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$950,000 Property Type House Suburb Montrose

Period - From 01/10/2023 to 30/09/2024 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	40 Aqueduct Av MOUNT EVELYN 3796	\$695,000	08/11/2024
2	5 St James Av MONTROSE 3765	\$750,000	24/09/2024
3	79 Johns Cr MOUNT EVELYN 3796	\$712,000	14/08/2024

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:

26/11/2024 12:32

26 Hawkins Road, Montrose Vic 3765



 3  1  2

Property Type: House
Land Size: 858.461 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending September 2024: \$950,000

Comparable Properties



40 Aqueduct Av MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 2  1  2

Price: \$695,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 2145 sqm approx



5 St James Av MONTROSE 3765 (REI)

[Agent Comments](#)

 4  2  2

Price: \$750,000
Method: Private Sale
Date: 24/09/2024
Property Type: House



79 Johns Cr MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 3  2  2

Price: \$712,000
Method: Private Sale
Date: 14/08/2024
Property Type: House
Land Size: 869 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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