

# 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

1/9 Graeme Avenue, Montmorency Vic 3094

### Indicative selling price

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

Single price

\$999,999

### Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2025

to

31/03/2025

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	4/48 Airlie Rd MONTMORENCY 3094	\$1,045,000	30/11/2024
2	2/5 Graeme Av MONTMORENCY 3094	\$997,000	28/11/2024
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:

05/04/2025 15:39

1/9 Graeme Avenue, Montmorency Vic 3094



3 2 2

Property Type: Unit  
Land Size: 251 sqm approx  
Agent Comments

Indicative Selling Price  
\$999,999  
Median House Price  
March quarter 2025: \$1,125,000

## Comparable Properties



4/48 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,045,000  
Method: Private Sale  
Date: 30/11/2024  
Property Type: House



2/5 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$997,000  
Method: Private Sale  
Date: 28/11/2024  
Property Type: House  
Land Size: 329 sqm approx

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.

Account - Jellis Craig | P: 03 94598111



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