

# 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

23 Stradbroke Road, 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 \$779,950

### Median sale price

Median price \$914,500

Property Type House

Suburb Montrose

Period - From 01/07/2024

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	12 Bristol Ct KILSYTH 3137	\$775,000	22/10/2024
2	5 St James Av MONTROSE 3765	\$750,000	24/09/2024
3	32 Jacaranda Av KILSYTH 3137	\$780,000	06/07/2024

**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:

03/12/2024 16:40



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$779,950  
**Median House Price**  
September quarter 2024: \$914,500

## Comparable Properties



**12 Bristol Ct KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**5 St James Av MONTROSE 3765 (REI)**

Agent Comments



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



**32 Jacaranda Av KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)  
**Land Size:** 919 sqm approx

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