

# 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

3/10 Wellington Street, Montmorency Vic 3094

### Indicative selling price

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

Range between \$700,000 & \$750,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Montmorency

Period - From 01/01/2024 to 31/12/2024 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	1/43 Edwards St LOWER PLENTY 3093	\$750,000	31/01/2025
2	5/200 Sherbourne Rd MONTMORENCY 3094	\$705,000	15/11/2024
3	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024

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:

20/02/2025 15:58



2 1 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending December 2024: \$750,000

## Comparable Properties



**1/43 Edwards St LOWER PLENTY 3093 (REI)**

**Agent Comments**

2 1 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 31/01/2025

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 208 sqm approx



**5/200 Sherbourne Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** Unit

**Land Size:** 347 sqm approx



**4/53 Looker Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$737,500

**Method:** Private Sale

**Date:** 26/10/2024

**Property Type:** Unit

**Land Size:** 338 sqm approx