

# 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

49 Sackville 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

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,145,000

Property Type

House

Suburb

Montmorency

Period - From

20/08/2024

to

19/02/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
148 BONDS ROAD, LOWER PLENTY	\$1,550,000	16/12/2024
67 BUENA VISTA DRIVE, MONTMORENCY	\$1,602,500	04/11/2024

This Statement of Information was prepared on:

20/02/2025