

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

62 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,150,000 Property Type House 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	68 Reichelt Av MONTMORENCY 3094	\$1,100,000	11/02/2025
2	62 Mountain View Rd MONTMORENCY 3094	\$1,125,000	01/02/2025
3	18 Grand Blvd MONTMORENCY 3094	\$1,140,000	25/01/2025

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:

06/03/2025 13:37



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2024: \$1,150,000

Comparable Properties



68 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 710 sqm approx



62 Mountain View Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 01/02/2025

Property Type: House

Land Size: 475 sqm approx



18 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Private Sale

Date: 25/01/2025

Property Type: House

Land Size: 698 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192