

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 2/12 Meadow Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between \$780,000 & \$840,000

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	21 Williams Rd BRIAR HILL 3088	\$840,000	10/12/2024
2	2/36 Cheverton Rd LOWER PLENTY 3093	\$855,000	26/11/2024
3	9a Gordon Gr MONTMORENCY 3094	\$750,000	24/08/2024

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: 24/01/2025 19:50



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Rooms: 5
Property Type: Unit
Land Size: 289 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
Year ending December 2024: \$750,000

Comparable Properties



21 Williams Rd BRIAR HILL 3088 (REI)

[Agent Comments](#)

3 1 -

Price: \$840,000
Method: Auction Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 514 sqm approx



2/36 Cheverton Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

3 1 2

Price: \$855,000
Method: Private Sale
Date: 26/11/2024
Property Type: House



9a Gordon Gr MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$750,000
Method: Sold Before Auction
Date: 24/08/2024
Property Type: House (Res)
Land Size: 315 sqm approx

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