

## 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

1/11 WARWICK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$883,500

Property type

Other

Suburb

Montrose

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

18 BOXTREE ROAD MONTROSE VIC 3765	\$970,000	25-Apr-24
51 STRADBROKE ROAD MONTROSE VIC 3765	\$820,000	21-Feb-24
6 YEAMAN ROAD MONTROSE VIC 3765	\$990,000	13-Aug-24

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 6 months.~~

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## 18 BOXTREE ROAD MONTROSE VIC 3765

4 2 2

Sold Price

**\$970,000**

Sold Date

**25-Apr-24**

Distance

**0.13km**



## 51 STRADBROKE ROAD MONTROSE VIC 3765

3 3 2

Sold Price

**\$820,000**

Sold Date

**21-Feb-24**

Distance

**0.19km**



## 6 YEAMAN ROAD MONTROSE VIC 3765

3 2 2

Sold Price

**\$990,000**

Sold Date

**13-Aug-24**

Distance

**0.35km**



## 8 GRATTEN ROAD MONTROSE VIC 3765

4 1 5

Sold Price

**\$880,000**

Sold Date

**31-May-24**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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