

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### 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	1/98 Mountain View Rd MONTMORENCY 3094	\$785,000	11/01/2025
2	4/19 River St GREENSBOROUGH 3088	\$750,000	20/12/2024
3	6a Hibiscus Av BRIAR HILL 3088	\$744,000	15/10/2024

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: 24/02/2025 12:43



3   1   2

**Property Type:** Unit  
**Land Size:** 289 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
Year ending December 2024: \$750,000

## Comparable Properties



**1/98 Mountain View Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

3   2   1

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 11/01/2025  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 147 sqm approx



**4/19 River St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3   2   4

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Rooms:** 6  
**Property Type:** Unit



**6a Hibiscus Av BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$744,000  
**Method:** Private Sale  
**Date:** 15/10/2024  
**Property Type:** House  
**Land Size:** 790 sqm approx

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