

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

25 Hawkins Road, Montrose Vic 3765

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price

\$720,000

&

\$760,000

**Median sale price**

Median price

\$940,000

Property type

House

Suburb

Montrose

Period - From

01/10/2023

to

31/12/2023

Source

REIV

**Comparable property sales**

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) 147 York Rd MONTROSE 3765      | \$769,000 | 09/11/2023   |
| 2) 6 Railway Rd MOUNT EVELYN 3796 | \$740,000 | 17/02/2023   |
| 3) 23 Dorchester Av MONTROSE 3765 | \$731,000 | 27/03/2023   |

This Statement of Information was prepared on: 09/04/2024