

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

1/12 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price

\$789,250

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2025

to

31/12/2025

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	4e Calrossie Av MONTMORENCY 3094	\$800,000	11/12/2025
2	1/8 Weidlich Rd ELTHAM NORTH 3095	\$780,000	27/11/2025
3	2/7 Campbell Rd BRIAR HILL 3088	\$875,000	20/10/2025

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:

05/03/2026 14:33



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Property Type: Unit
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$860,000
Median Unit Price
December quarter 2025: \$789,250

Comparable Properties

4e Calrossie Av MONTMORENCY 3094 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 11/12/2025
Property Type: Flat/Unit/Apartment (Res)



1/8 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit
Land Size: 383 sqm approx



2/7 Campbell Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

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Price: \$875,000
Method: Private Sale
Date: 20/10/2025
Rooms: 5
Property Type: Unit

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