

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

1/3 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$752,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2024

to

31/03/2025

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	2/20 Graeme Av MONTMORENCY 3094	\$701,000	07/06/2025
2	2/20 Sylvan St MONTMORENCY 3094	\$692,000	27/05/2025
3	1/10 Kett St LOWER PLENTY 3093	\$735,000	24/05/2025

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:

26/06/2025 16:33

1/3 Wilson Avenue, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$720,000
Median Unit Price
Year ending March 2025: \$752,500

Comparable Properties



2/20 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$701,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)



2/20 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$692,000
Method: Private Sale
Date: 27/05/2025
Property Type: Unit
Land Size: 144 sqm approx



1/10 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

2 1 2

Price: \$735,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

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



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