

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

11A Guymer Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,550,000

&

\$1,580,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Montmorency

Period - From 01/04/2025

to

30/06/2025

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	1/50 Kelvin Av MONTMORENCY 3094	\$1,470,000	13/08/2025
2	2/12 Hoban Av MONTMORENCY 3094	\$1,460,000	25/07/2025
3	4 Riverina Rd MONTMORENCY 3094	\$1,570,000	11/06/2025

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:

15/09/2025 07:53

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Indicative Selling Price

\$1,550,000 - \$1,580,000

Median House Price

June quarter 2025: \$1,150,000



4 2 2

Property Type: House

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



1/50 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,470,000

Method: Private Sale

Date: 13/08/2025

Property Type: Townhouse (Single)



2/12 Hoban Av MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,460,000

Method: Private Sale

Date: 25/07/2025

Property Type: Townhouse (Single)

4 Riverina Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 11/06/2025

Rooms: 6

Property Type: House (Res)

Land Size: 355 sqm approx

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