

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

127 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$960,000 & \$1,050,000

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	4 Wilson Av MONTMORENCY 3094	\$1,050,000	07/07/2025
2	70 Looker Rd MONTMORENCY 3094	\$990,000	28/06/2025
3	15 Grand Blvd MONTMORENCY 3094	\$1,010,000	27/02/2025

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:

13/08/2025 11:40

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3 1 2

Property Type: House
Land Size: 799 sqm approx
Agent Comments
Workshop/underhouse storage

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

June quarter 2025: \$1,150,000

Comparable Properties



4 Wilson Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$1,050,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 590 sqm approx



70 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 564 sqm approx

15 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$1,010,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 882 sqm approx

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