

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

13 Dobson Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2024

to

31/12/2024

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	2/187 St Helena Rd GREENSBOROUGH 3088	\$825,000	24/03/2025
2	1/80 Mountain View Rd MONTMORENCY 3094	\$840,000	30/01/2025
3	1/42 Para Rd MONTMORENCY 3094	\$845,000	29/11/2024

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:

27/03/2025 10:20

13 Dobson Road, Montmorency Vic 3094

Jellis
Craig

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



3 2 1

Property Type: House
Land Size: 274 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2024: \$1,100,000

Comparable Properties



2/187 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$825,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit
Land Size: 388 sqm approx



1/80 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 218 sqm approx



1/42 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$845,000
Method: Private Sale
Date: 29/11/2024
Property Type: Townhouse (Single)
Land Size: 229 sqm approx

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



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