

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

14 Baldwin Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Montmorency

Period - From

24/10/2024

to

23/10/2025

Source

Property Data

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	6/28 Para Rd LOWER PLENTY 3093	\$861,000	30/09/2025
2	2/16 Buena Vista Dr MONTMORENCY 3094	\$885,000	09/07/2025
3	2/32 Fernside Av BRIAR HILL 3088	\$887,000	17/06/2025

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:

24/10/2025 10:02



 3  1  1

Property Type: House
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$859,000

Median House Price
24/10/2024 - 23/10/2025: \$1,150,000

Comparable Properties



6/28 Para Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  1  2

Price: \$861,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit
Land Size: 276 sqm approx



2/16 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

Price: \$885,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 315 sqm approx



2/32 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  2  4

Price: \$887,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 380 sqm approx

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