### 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	14 Orr Lane, Montmorency Vic 3094
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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### Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/30 Baldwin Av MONTMORENCY 3094	\$959,500	14/10/2025
2	1/205 Rattray Rd MONTMORENCY 3094	\$910,000	09/10/2025
3	70 Looker Rd MONTMORENCY 3094	\$990,000	28/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 16:56
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# **JellisCraig**

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





Property Type: House (Res) Land Size: 285 sqm approx

**Agent Comments** 

# Comparable Properties



4/30 Baldwin Av MONTMORENCY 3094 (REI)

**Agent Comments** 

Price: \$959,500 Method: Private Sale Date: 14/10/2025

Rooms: 4

Property Type: Unit

Land Size: 324 sqm approx

1/205 Rattray Rd MONTMORENCY 3094 (REI)









**Agent Comments** 



Price: \$910,000 Method: Private Sale Date: 09/10/2025

Property Type: House

70 Looker Rd MONTMORENCY 3094 (REI/VG)



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Price: \$990,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 564 sqm approx Agent Comments



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