Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	e				
Address Including suburb and postcode	16 MOUNTAIN CRESCENT MONTROSE VIC 3765				
Indicative selling price For the meaning of this price	see consumer.vic.gov.a	au/underauotina (*	Delete single price	or range as a	pplicable)
Single Price		or range between	\$350,000	&	\$385,000
Median sale price					
Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.					
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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.					
Address of comparable property			Price	Da	ate of sale
OD					
OR					

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 6 months.

This Statement of Information was prepared on: 27 November 2025



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