## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,950,000	&	\$2,000,000
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#### Median sale price

Median price	\$1,190,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/07/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	16 Coventry St MONTMORENCY 3094	\$1,970,000	08/09/2025
2	31 Boyce Av BRIAR HILL 3088	\$1,992,500	13/05/2025
3			

#### 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.

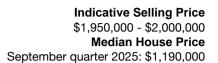
This Statement of Information was prepared on:	10/10/2025 09:27



Date of sale

# **JellisCraig**

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



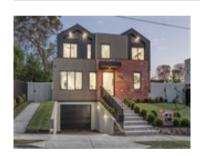




Property Type: House Land Size: 1245 sqm approx

**Agent Comments** 





16 Coventry St MONTMORENCY 3094 (REI)

**Agent Comments** 

Price: \$1,970,000 Method: Private Sale Date: 08/09/2025 Property Type: House Land Size: 360 sqm approx

31 Boyce Av BRIAR HILL 3088 (REI/VG)

Agent Comments

Price: \$1,992,500 Method: Private Sale Date: 13/05/2025

Rooms: 6

Property Type: House (Res) Land Size: 916 sqm approx

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.

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



