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	176 Rattray Road, Montmorency Vic 3094
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/04/2025	to	30/06/2025		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	310 Main Rd LOWER PLENTY 3093	\$870,000	02/09/2025
2	4 Wilson Av MONTMORENCY 3094	\$1,050,000	07/07/2025
3	18 Wembley CI BRIAR HILL 3088	\$1,020,000	14/04/2025

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:	16/09/2025 14:22









Property Type: House Land Size: 912 sqm approx **Agent Comments**

Indicative Selling Price \$890,000 - \$970,000 **Median House Price** June quarter 2025: \$1,150,000

Comparable Properties



310 Main Rd LOWER PLENTY 3093 (REI)

Price: \$870,000 Method: Private Sale Date: 02/09/2025 Property Type: House Land Size: 721 sqm approx **Agent Comments**



4 Wilson Av MONTMORENCY 3094 (REI)







Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 07/07/2025 Property Type: House Land Size: 590 sqm approx



18 Wembley CI BRIAR HILL 3088 (REI/VG)



Price: \$1,020,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 1000 sqm approx **Agent Comments**

Account - Barry Plant | P: (03) 9431 1243





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