

# 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

176 Rattray Road, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2025

to

31/03/2025

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	Price	Date of sale
1	1 Calrossie Av MONTMORENCY 3094	\$1,070,000	12/04/2025
2	4 Kinnear Ct MONTMORENCY 3094	\$1,036,000	04/02/2025
3	9 Buena Vista Dr MONTMORENCY 3094	\$1,025,000	13/12/2024

**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:

22/04/2025 11:31



 3    1   

**Property Type:** House  
**Land Size:** 913 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2025: \$1,125,000

## Comparable Properties

1 Calrossie Av MONTMORENCY 3094 (REI)

**Agent Comments**

 4    2    2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** Unit



4 Kinnear Ct MONTMORENCY 3094 (REI/VG)

**Agent Comments**

 4    2    2

**Price:** \$1,036,000  
**Method:** Private Sale  
**Date:** 04/02/2025  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx

9 Buena Vista Dr MONTMORENCY 3094 (VG)

**Agent Comments**

 3    -    -

**Price:** \$1,025,000  
**Method:** Sale  
**Date:** 13/12/2024  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx

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