

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

187 YORK ROAD MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Montrose

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

Date of sale

182 SWANSEA ROAD MOUNT EVELYN VIC 3796	\$939,000	22-Oct-25
7 INVERNESS ROAD MOUNT EVELYN VIC 3796	\$995,500	15-Aug-25
115 YORK ROAD MOUNT EVELYN VIC 3796	\$912,880	23-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 06 November 2025



182 SWANSEA ROAD MOUNT EVELYN VIC 3796

3

1

2

Sold Price

^{RS}\$939,000

Sold Date

22-Oct-25

Distance

0.66km



7 INVERNESS ROAD MOUNT EVELYN VIC 3796

4

2

4

Sold Price

^{RS}\$995,500

Sold Date

15-Aug-25

Distance

1.03km



115 YORK ROAD MOUNT EVELYN VIC 3796

4

2

2

Sold Price

^{RS}\$912,880

Sold Date

23-Oct-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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