

# 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

2/6 Graeme Avenue, Montmorency Vic 3094

### Indicative selling price

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

Single price

\$859,000

### Median sale price

Median price

\$872,500

Property Type

Townhouse

Suburb

Montmorency

Period - From

22/10/2024

to

21/10/2025

Source

Property Data

### 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 | 25 Broad St GREENSBOROUGH 3088 | \$851,000 | 04/10/2025   |
| 2 | 6/28 Para Rd LOWER PLENTY 3093 | \$861,000 | 30/09/2025   |
| 3 | 3/8 Longs Rd LOWER PLENTY 3093 | \$850,000 | 03/07/2025   |

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:

22/10/2025 11:44

Courtney Fulco

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**Indicative Selling Price**

\$859,000

**Median Townhouse Price**

22/10/2024 - 21/10/2025: \$872,500



3 2 1

**Property Type:** Unit

**Land Size:** 187 sqm approx

**Agent Comments**

## Comparable Properties



**25 Broad St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

2 1 1

**Price:** \$851,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 241 sqm approx



**6/28 Para Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

3 1 2

**Price:** \$861,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** Unit

**Land Size:** 276 sqm approx



**3/8 Longs Rd LOWER PLENTY 3093 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 03/07/2025

**Property Type:** Unit

**Land Size:** 250 sqm approx

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