# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for 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

Single price \$825,000

#### Median sale price

Median price	\$765,000	Pro	pperty Type Un	t		Suburb	Montmorency
Period - From	01/01/2025	to	31/03/2025	So	ource	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

1	5/25 Alma St LOWER PLENTY 3093	\$722,000	08/01/2025
2	1/54 Kelvin Av MONTMORENCY 3094	\$900,000	21/12/2024
3	1/43 Para Rd MONTMORENCY 3094	\$816,000	26/10/2024

#### 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:	26/05/2025 14:24



Date of sale







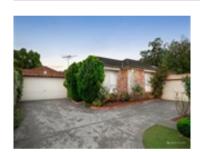


Property Type: Townhouse Land Size: 246 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$825,000 **Median Unit Price** March quarter 2025: \$765,000

# Comparable Properties



5/25 Alma St LOWER PLENTY 3093 (REI/VG)

**Agent Comments** 

Price: \$722,000 Method: Auction Sale Date: 08/01/2025 Property Type: Unit

Land Size: 255 sqm approx



1/54 Kelvin Av MONTMORENCY 3094 (REI/VG)





**Agent Comments** 

**Agent Comments** 

Price: \$900,000 Method: Private Sale Date: 21/12/2024 Property Type: Unit

Land Size: 309 sqm approx



1/43 Para Rd MONTMORENCY 3094 (REI/VG)

Price: \$816,000 Method: Private Sale Date: 26/10/2024

Rooms: 4

Property Type: House (Res) Land Size: 288 sqm approx

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





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