

# 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 Wooded Way, 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2025

to

30/09/2025

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 | 15 Kerby St ELTHAM 3095          | \$1,311,899 | 03/09/2025   |
| 2 | 37 Napier Cr MONTMORENCY 3094    | \$1,385,000 | 08/08/2025   |
| 3 | 50 Sackville St MONTMORENCY 3094 | \$1,310,000 | 24/06/2025   |

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:

20/11/2025 16:08



4 1 4

**Property Type:** House  
**Land Size:** 671 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
September quarter 2025: \$1,190,000

## Comparable Properties



**15 Kerby St ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,311,899  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 504 sqm approx

**37 Napier Cr MONTMORENCY 3094 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,385,000  
**Method:** Sale  
**Date:** 08/08/2025  
**Property Type:** House (Res)  
**Land Size:** 889 sqm approx

**50 Sackville St MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

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