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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price \$1,190,000	Property Type Hou	ise	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

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 comparableproperties 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



JellisCraig

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





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)



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

37 Napier Cr MONTMORENCY 3094 (VG)





Agent Comments

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)



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





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Agent Comments