

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

20 BOXTREE 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,000

Property type

House

Suburb

Montrose

Period-from

01 Aug 2024

to

31 Jul 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

25 AILEEN AVENUE MONTROSE VIC 3765

\$815,000

12-May-25

9 LANDY COURT KILSYTH VIC 3137

\$800,000

01-May-25

77 GEOFFREY DRIVE KILSYTH VIC 3137

\$820,000

03-Jul-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: 12 August 2025



25 AILEEN AVENUE MONTROSE
VIC 3765

Sold Price

\$815,000

Sold Date

12-May-25

3

1

1

Distance

0.57km



9 LANDY COURT KILSYTH VIC 3137

Sold Price

\$800,000

Sold Date

01-May-25

3

1

1

Distance

1.46km



77 GEOFFREY DRIVE KILSYTH VIC 3137

Sold Price

RS

\$820,000

UN

Sold Date

03-Jul-25

3

1

1

Distance

2.16km

RS = Recent sale UN = Undisclosed Sale

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