Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

20 Bracken Avenue, Montrose Vic 3765

Indicative selling price

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

Range between \$890,000 & \$940,000	Range between	\$890,000	&	\$940,000
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Median sale price

Median price	\$960,500	Pro	perty Type	House		Suburb	Montrose
Period - From	16/10/2024	to	15/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	16 Warwick Rd MONTROSE 3765	\$942,500	04/06/2025
2	2 Magnolia Gr MONTROSE 3765	\$893,500	13/05/2025
3	815 Mt Dandenong Rd MONTROSE 3765	\$920,000	28/04/2025

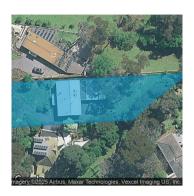
OR

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:	16/10/2025 10:16













Property Type: House (Res) Land Size: 1383 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$940,000 Median House Price 16/10/2024 - 15/10/2025: \$960,500

Comparable Properties



16 Warwick Rd MONTROSE 3765 (REI)

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Agent Comments

Price: \$942,500 Method: Private Sale Date: 04/06/2025 Property Type: House

Land Size: 1064 sqm approx



2 Magnolia Gr MONTROSE 3765 (REI/VG)

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Agent Comments

Price: \$893,500 Method: Private Sale Date: 13/05/2025 Property Type: House Land Size: 1095 sqm approx



815 Mt Dandenong Rd MONTROSE 3765 (REI/VG)

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Price: \$920,000





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Agent Comments

Method: Private Sale Date: 28/04/2025 Property Type: House Land Size: 855 sqm approx

Account - Barry Plant | P: 03 9735 3300





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