

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 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

Median sale price

Median price \$960,500

Property 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	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 comparable properties 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



3 bedrooms 2 bathrooms 2 cars

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)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

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)

Agent Comments

3 bedrooms 2 bathrooms 4 cars

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)

Agent Comments

5 bedrooms 2 bathrooms 6 cars

Price: \$920,000
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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