

## 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

22 GORDON AVENUE MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$918,000

Property type

House

Suburb

Montrose

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

23 AILEEN AVENUE MONTROSE VIC 3765

\$1,115,000

20-Dec-24

17 ROWE STREET MONTROSE VIC 3765

\$1,120,000

08-Jan-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: 01 April 2025



23 AILEEN AVENUE MONTROSE  
VIC 3765

Sold Price  
**\$1,115,000**

Sold Date  
**20-Dec-24**

4

3

4

Distance  
**1.66km**



17 ROWE STREET MONTROSE VIC  
3765

Sold Price  
**\$1,120,000**

Sold Date  
**08-Jan-25**

4

2

2

Distance  
**0.36km**

RS = Recent sale
UN = Undisclosed Sale

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