

## 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

23 WILD CHERRY ROAD, MONTROSE, VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,080,000 to \$1,160,000

### Median sale price

Median price \$947,500

Property type House

Suburb MONTROSE

Period - From 01/01/2024

to

31/12/2024

Source



### Comparable property sales

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) 6 VIEW CRES, MONTROSE VIC 3765	\$1,210,000	17/10/2024
2) 1 ST GEORGE AVE, MONTROSE VIC 3765	\$1,170,000	19/02/2025
3) 17 ROWES ST, MONTROSE VIC 3765	\$1,120,000	08/01/2025

This Statement of Information was prepared on: 10/04/2025