## 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	25a Davey Road, Montmorency Vic 3094
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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### Median sale price

Median price	\$1,140,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

## 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	7 Ryans Rd ELTHAM 3095	\$1,365,000	02/06/2025
2	23 Rangeview Rd LOWER PLENTY 3093	\$1,390,000	20/05/2025
3	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025

#### 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:	24/06/2025 13:34





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Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** Year ending March 2025: \$1,140,000

# Comparable Properties



7 Ryans Rd ELTHAM 3095 (REI)

Price: \$1,365,000

Method: Private Sale Date: 02/06/2025 Property Type: House Land Size: 796 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 

23 Rangeview Rd LOWER PLENTY 3093 (REI)

3





Price: \$1,390,000 Method: Private Sale Date: 20/05/2025 Rooms: 6

Property Type: House (Res) Land Size: 1307 sqm approx

1/44 Lilicur Rd MONTMORENCY 3094 (REI)





Price: \$1,380,000 Method: Private Sale Date: 22/04/2025

Rooms: 8 Property Type: House (Res)

Land Size: 526 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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