

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

25a Davey Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,140,000

Property 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	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 comparable properties 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



3 2 2

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)

Agent Comments

4 2 2

Price: \$1,365,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 796 sqm approx

23 Rangeview Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

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)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 22/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 526 sqm approx