

# 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

3/198 Sherbourne Road, Montmorency Vic 3094

### Indicative selling price

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

Range between \$860,000 & \$930,000

### Median sale price

Median price \$845,000 Property Type Townhouse Suburb Montmorency

Period - From 15/04/2024 to 14/04/2025 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 | 174 Sherbourne Rd MONTMORENCY 3094 | \$840,000 | 13/04/2025   |
| 2 | 3/178 Main Rd LOWER PLENTY 3093    | \$900,000 | 10/01/2025   |
| 3 | 15 Swan St ELTHAM 3095             | \$930,000 | 07/11/2024   |

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:

15/04/2025 15:33



4 2 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$860,000 - \$930,000

**Median Townhouse Price**

15/04/2024 - 14/04/2025: \$845,000

## Comparable Properties



**174 Sherbourne Rd MONTMORENCY 3094 (REI)**

3 2 2

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 13/04/2025

**Property Type:** House

**Land Size:** 371 sqm approx

**Agent Comments**

Smaller home close to the trainline



**3/178 Main Rd LOWER PLENTY 3093 (REI/VG)**

3 2 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 10/01/2025

**Property Type:** Unit

**Land Size:** 365 sqm approx

**Agent Comments**

Inferior presentation



**15 Swan St ELTHAM 3095 (REI/VG)**

4 2 1

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 07/11/2024

**Property Type:** House (Res)

**Land Size:** 360 sqm approx

**Agent Comments**

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