Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	3 BANKSIA STREET MONTROSE VIC 3765						
Indicative selling price For the meaning of this price	e see consumer vic	c.gov.ai	ı/underauotir	ıa (*F	Delete single price	e or range a	s applicable)
Single Price		or range between		\$750,000	&	\$790,000	
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$935,500 Property type			House	Suburb	Montrose	
Period-from	01 Sep 2024	to 31 Aug 2025		Source	Cotality		
Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property festate agent or agent's representative considers to be most comparable to Address of comparable property					o roperty for sale i	operty for sa	
OR							

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: 17 September 2025



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