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	3 Olympic Avenue, Montmorency Vic 3094
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,190,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/07/2025	to	30/09/2025		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	37 Napier Cr MONTMORENCY 3094	\$1,385,000	08/08/2025
2	17 Pennell St ELTHAM NORTH 3095	\$1,400,000	24/07/2025
3	50 Sackville St MONTMORENCY 3094	\$1,310,000	24/06/2025

OR

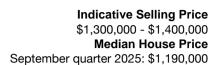
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2025 13:12



JellisCraig

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au







Property Type: House **Land Size:** 927 sqm approx

Agent Comments



37 Napier Cr MONTMORENCY 3094 (VG)

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Agent Comments

Price: \$1,385,000 Method: Sale Date: 08/08/2025

Property Type: House (Res) **Land Size:** 889 sqm approx

17 Pennell St ELTHAM NORTH 3095 (REI/VG)

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Price: \$1,400,000 Method: Private Sale Date: 24/07/2025 Property Type: House Land Size: 711 sqm approx







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Agent Comments

Agent Comments

50 Sackville St MONTMORENCY 3094 (REI/VG)

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Price: \$1,310,000 Method: Private Sale Date: 24/06/2025

Rooms: 6

Property Type: House (Res) **Land Size:** 697 sqm approx

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





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