

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 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,190,000

Property 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	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 comparable properties 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

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4 3 2

Property Type: House
Land Size: 927 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
September quarter 2025: \$1,190,000

Comparable Properties

37 Napier Cr MONTMORENCY 3094 (VG)

Agent Comments

4 - -

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)

Agent Comments

4 2 3

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

50 Sackville St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

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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