

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

31 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	56 Fernside Av BRIAR HILL 3088	\$1,210,000	31/03/2025
2	3 Erswell Ct MONTMORENCY 3094	\$1,270,000	13/02/2025
3	143 Mountain View Rd BRIAR HILL 3088	\$1,230,000	05/02/2025

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:

23/05/2025 11:50

31 Mountain View Road, Montmorency Vic 3094

**Jellis
Craig**

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



 4  2  1

Property Type: House
Land Size: 933 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2025: \$1,140,000

Comparable Properties



56 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 949 sqm approx



3 Erswell Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,270,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 821 sqm approx



143 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Private Sale
Date: 05/02/2025
Rooms: 7
Property Type: House (Res)
Land Size: 847 sqm approx

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



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