

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

35 Adam Crescent, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

Montmorency

Period - From

20/08/2024

to

19/08/2025

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	7 Falkiner St ELTHAM 3095	\$1,415,000	12/08/2025
2	17 Pennell St ELTHAM NORTH 3095	\$1,400,000	24/07/2025
3	114 Brougham St ELTHAM 3095	\$1,330,000	11/06/2025

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:

20/08/2025 10:40

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jellisrcraig.com.au

Indicative Selling Price
\$1,420,000

Median House Price
20/08/2024 - 19/08/2025: \$1,130,000



3 2 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Comparable Properties



7 Falkiner St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,415,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 924 sqm approx



17 Pennell St ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 3

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



114 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 860 sqm approx

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