

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 4/139 Old Para Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$752,500 Property Type Unit Suburb Montmorency

Period - From 01/04/2025 to 31/03/2026 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	2/116 Para Rd MONTMORENCY 3094	\$665,000	08/05/2026
2	3/159 Grimshaw St GREENSBOROUGH 3088	\$627,000	02/04/2026
3			

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: 02/06/2026 20:04

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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending March 2026: \$752,500

Comparable Properties



2/116 Para Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

2 1 1

Price: \$665,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 153 sqm approx



3/159 Grimshaw St GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$627,000
Method: Private Sale
Date: 02/04/2026
Property Type: Unit
Land Size: 124 sqm approx

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.

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