

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

4/30 Baldwin Avenue, Montmorency VIC 3094

Indicative selling price

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

Range between

\$870,000

&

\$930,000

Median sale price

Median price

\$847,500

Property Type

Unit

Suburb

Montmorency

Period - From

30/03/2025

to

29/09/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/32 Fernside Avenue Briar Hill VIC	\$887,000	17/06/2025
20 Fernside Avenue Briar Hill VIC 3088	\$905,000	29/07/2025
65 Coventry Street Montmorency VIC 3094	\$927,000	18/08/2025

This Statement of Information was prepared on:

30/09/2025