

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 Mitchell Avenue, Montmorency VIC 3094

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,137,500

Property Type

House

Suburb

Montmorency

Period - From

30/04/2025

to

29/10/2025

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
49 Napier Crescent Montmorency VIC	\$1,155,000	06/05/2025
24 Withers Way Eltham VIC	\$1,195,000	09/05/2025
11 Lilicur Road Montmorency VIC	\$1,200,000	25/08/2025

This Statement of Information was prepared on:

30/10/2025