

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

5 CHERRY LANE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Montrose

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

10 GLADESVILLE DRIVE KILSYTH VIC 3137	\$800,000	25-Jun-25
10/9 PENALGA ROAD MOOROOLBARK VIC 3138	\$800,000	06-Aug-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025



10 GLADESVILLE DRIVE KILSYTH VIC 3137

3

2

1

Sold Price

\$800,000

Sold Date

25-Jun-25

Distance

0.64km



10/9 PENALGA ROAD MOOROOLBARK VIC 3138

3

2

2

Sold Price

RS

\$800,000

UN

Sold Date

06-Aug-25

Distance

1.57km

RS = Recent sale
 UN = Undisclosed Sale

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