

# 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 Kelvin Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2025

to

30/09/2025

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	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025
2	13 Anthony CI LOWER PLENTY 3093	\$1,450,000	30/09/2025
3	36 Adam Cr MONTMORENCY 3094	\$1,450,000	10/09/2025

**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:

04/12/2025 10:51



4 2 2

**Property Type:** House  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
September quarter 2025: \$1,190,000

## Comparable Properties



**91 Rattray Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**13 Anthony CI LOWER PLENTY 3093 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** House  
**Land Size:** 725 sqm approx



**36 Adam Cr MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** House  
**Land Size:** 760 sqm approx