

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 ONE TREE 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

\$810,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Montrose

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

46 MARGARET STREET KILSYTH VIC 3137	\$810,000	15-Mar-25
32A HILLVIEW DRIVE KILSYTH VIC 3137	\$855,000	06-Jun-25
6A GEOFFREY DRIVE KILSYTH VIC 3137	\$865,000	08-May-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: 24 June 2025



46 MARGARET STREET KILSYTH VIC 3137

Sold Price

RS

\$810,000

Sold Date

15-Mar-25

3

2

1

Distance

1.98km



32A HILLVIEW DRIVE KILSYTH VIC 3137

Sold Price

RS

\$855,000

Sold Date

06-Jun-25

3

2

2

Distance

1.5km



6A GEOFFREY DRIVE KILSYTH VIC 3137

Sold Price

RS

\$865,000

UN

Sold Date

08-May-25

3

2

2

Distance

0.91km

RS = Recent sale
 UN = Undisclosed Sale

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