

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

58 STEPHEN AVENUE 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

\$1,170,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$918,000

Property type

House

Suburb

Montrose

Period-from

01 Apr 2024

to

31 Mar 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

23 BELVEDERE DRIVE MONTROSE VIC 3765	\$1,235,000	13-Nov-24
520 SHEFFIELD ROAD MONTROSE VIC 3765	\$1,260,000	25-Feb-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: 08 April 2025



23 BELVEDERE DRIVE MONTROSE
VIC 3765

Sold Price
\$1,235,000

Sold Date
13-Nov-24

4

2

2

Distance
1.15km



520 SHEFFIELD ROAD MONTROSE
VIC 3765

Sold Price^{RS}
\$1,260,000^{UN}

Sold Date
25-Feb-25

4

2

2

Distance
1.68km

RS = Recent sale
UN = Undisclosed Sale

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