

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

60-66 KERR CRESCENT 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

\$870,000

&

\$925,000

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

1038 MT DANDENONG TOURIST ROAD MONTROSE VIC 3765	\$880,000	03-May-25
2 MAGNOLIA GROVE MONTROSE VIC 3765	\$893,500	13-May-25
5 ONE TREE LANE MONTROSE VIC 3765	\$910,000	08-Jul-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: 13 October 2025



1038 MT DANDENONG TOURIST ROAD MONTROSE VIC 3765

3

2

3

Sold Price
\$880,000
Sold Date
03-May-25
Distance
0.61km



2 MAGNOLIA GROVE MONTROSE VIC 3765

3

2

4

Sold Price
\$893,500
Sold Date
13-May-25
Distance
1.46km



5 ONE TREE LANE MONTROSE VIC 3765

3

2

2

Sold Price
\$910,000
Sold Date
08-Jul-25
Distance
1.68km



20 BOXTREE ROAD MONTROSE VIC 3765

3

1

2

Sold Price
^{RS}\$900,000
Sold Date
29-Aug-25
Distance
1.22km

RS = Recent sale
UN = Undisclosed Sale

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