

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

65 Coventry Street, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Montmorency

Period - From 24/07/2024

to 23/07/2025

Source Property Data

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	2/16 Buena Vista Dr MONTMORENCY 3094	\$885,000	09/07/2025
2	2/5 Flint St ELTHAM 3095	\$900,000	05/07/2025
3	3/47 Edwards St LOWER PLENTY 3093	\$900,000	30/04/2025

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:

24/07/2025 12:56

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au

 3  1  2

Property Type: House
Land Size: 388m2 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
24/07/2024 - 23/07/2025: \$1,150,000

Comparable Properties



2/16 Buena Vista Dr MONTMORENCY 3094 (REI)

[Agent Comments](#)

 3  1  1

Price: \$885,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 315 sqm approx



2/5 Flint St ELTHAM 3095 (REI)

[Agent Comments](#)

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 387 sqm approx



3/47 Edwards St LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 30/04/2025
Property Type: Townhouse (Single)