

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

68 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Montrose

Period-from

01 Nov 2024

to

31 Oct 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

33 THE AVENUE MONTROSE VIC 3765	\$870,000	13-Aug-25
17 GORDON AVENUE MONTROSE VIC 3765	\$860,000	26-Jul-25
661 MT DANDENONG ROAD KILSYTH VIC 3137	\$849,000	06-Aug-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 November 2025



33 THE AVENUE MONTROSE VIC 3765

Sold Price
\$870,000
Sold Date
13-Aug-25

4

1

2

Distance
1.88km



17 GORDON AVENUE MONTROSE VIC 3765

Sold Price
\$860,000
Sold Date
26-Jul-25

3

1

2

Distance
1.34km



661 MT DANDENONG ROAD KILSYTH VIC 3137

Sold Price
\$849,000
Sold Date
06-Aug-25

3

1

-

Distance
2.37km

RS = Recent sale
UN = Undisclosed Sale

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