

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

69 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,140,000

Property Type House

Suburb Montmorency

Period - From 01/04/2024

to 31/03/2025

Source REIV

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	16 Reichelt Av MONTMORENCY 3094	\$1,040,000	02/03/2025
2	68 Reichelt Av MONTMORENCY 3094	\$1,100,000	11/02/2025
3	18 Grand Blvd MONTMORENCY 3094	\$1,140,000	25/01/2025

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:

03/04/2025 17:17



 3  2  2

Property Type: House

Land Size: 704 sqm approx

Agent Comments

Comparable Properties



16 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 3  2  1

Price: \$1,040,000

Method: Private Sale

Date: 02/03/2025

Property Type: House

Land Size: 414 sqm approx



68 Reichelt Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 710 sqm approx



18 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,140,000

Method: Private Sale

Date: 25/01/2025

Property Type: House

Land Size: 698 sqm approx