

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

7 ONE TREE LANE 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

\$850,000

&

\$920,000

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

5 ONE TREE LANE MONTROSE VIC 3765	\$910,000	08-Jul-25
62 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$870,000	11-Jul-25
33 THE AVENUE MONTROSE VIC 3765	\$870,000	13-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: 17 October 2025



5 ONE TREE LANE MONTROSE VIC 3765

Sold Price

\$910,000

Sold Date

08-Jul-25

3

2

2

Distance

0.02km



62 CHERYLNNE CRESCENT KILSYTH VIC 3137

Sold Price

\$870,000

Sold Date

11-Jul-25

4

1

1

Distance

1.07km



33 THE AVENUE MONTROSE VIC 3765

Sold Price

Sold Date

13-Aug-25

4

1

2

Distance

2.5km



105 LOMOND AVENUE KILSYTH VIC 3137

Sold Price

^{RS}\$870,000^{UN}

Sold Date

26-Aug-25

3

2

1

Distance

2.24km



3 EDENHOPE STREET KILSYTH VIC 3137

Sold Price

^{RS}\$850,000

Sold Date

10-Aug-25

3

2

2

Distance

1.07km

RS = Recent sale UN = Undisclosed Sale

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