

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 WOODRIDGE CLOSE 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

\$840,000

&

\$895,000

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

2/5 HAMILTON CLOSE KILSYTH VIC 3137	\$865,000	22-Sep-25
62 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$870,000	11-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: 14 November 2025



2/5 HAMILTON CLOSE KILSYTH
VIC 3137

4

2

2

Sold Price

\$865,000

Sold Date

22-Sep-25

Distance

0.55km



62 CHERYLNNE CRESCENT
KILSYTH VIC 3137

4

1

1

Sold Price

\$870,000

Sold Date

11-Jul-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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