

## 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

70 REICHELT AVENUE MONTMORENCY VIC 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Montmorency

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

69 REICHELT AVENUE MONTMORENCY VIC 3094	\$1,130,000	29-Apr-25
127 REICHELT AVENUE MONTMORENCY VIC 3094	\$1,000,000	28-Aug-25
125 GRAND BOULEVARD MONTMORENCY VIC 3094	\$1,097,000	15-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.~~

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**69 REICHELT AVENUE  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$1,130,000** Sold Date **29-Apr-25**

Distance **0.06km**



**127 REICHELT AVENUE  
MONTMORENCY VIC 3094**

 3  1  2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **28-Aug-25**

Distance **0.48km**



**125 GRAND BOULEVARD  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$1,097,000** Sold Date **15-Aug-25**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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