

# 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

77 Sackville Street, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2025

to

31/12/2025

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	102 Rattray Rd MONTMORENCY 3094	\$1,225,000	19/02/2026
2	35 Cressy St MONTMORENCY 3094	\$1,180,000	13/01/2026
3	70 Airlie Rd MONTMORENCY 3094	\$1,185,000	22/10/2025

**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:

05/03/2026 14:31



4 2 2

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000  
**Median House Price**  
Year ending December 2025: \$1,150,000

## Comparable Properties



102 Rattray Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

4 2 2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** House  
**Land Size:** 720 sqm approx



35 Cressy St MONTMORENCY 3094 (REI)

[Agent Comments](#)

4 2 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House  
**Land Size:** 750 sqm approx



70 Airlie Rd MONTMORENCY 3094 (VG)

[Agent Comments](#)

4 - -

**Price:** \$1,185,000  
**Method:** Sale  
**Date:** 22/10/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx