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	2/6 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $859,000

Median sale price

Median price $872,500 Property Type Townhouse Suburb Montmorency

Period - From 22/10/2024 to 21/10/2025 Source Property Data

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	25 Broad St GREENSBOROUGH 3088	$851,000	04/10/2025
2	6/28 Para Rd LOWER PLENTY 3093	$861,000	30/09/2025
3	3/8 Longs Rd LOWER PLENTY 3093	$850,000	03/07/2025

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: 22/10/2025 11:44

2/6 Graeme Avenue, Montmorency Vic 3094

JellisCraig

Courtney Fulco
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3 2 1

Property Type: Unit
Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price
$859,000
Median Townhouse Price
22/10/2024 - 21/10/2025: $872,500

Comparable Properties



25 Broad St GREENSBOROUGH 3088 (REI)

2 1 1

Price: $851,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments



6/28 Para Rd LOWER PLENTY 3093 (REI)

3 1 2

Price: $861,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit
Land Size: 276 sqm approx

Agent Comments



3/8 Longs Rd LOWER PLENTY 3093 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 03/07/2025
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments

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