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	3 Kinnear Court, Montmorency Vic 3094

Indicative selling price

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

Range between $2,450,000 & $2,650,000

Median sale price

Median price $1,190,000 Property Type House Suburb Montmorency

Period - From 01/07/2025 to 30/09/2025 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	16 Wilson Av MONTMORENCY 3094	$2,600,000	11/09/2025
2			
3			

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: 23/10/2025 16:46

3 Kinnear Court, Montmorency Vic 3094

JellisCraig

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



4 2 2

Property Type: Land
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,650,000
Median House Price
September quarter 2025: $1,190,000

Comparable Properties



16 Wilson Av MONTMORENCY 3094 (REI)

4 2 2

Price: $2,600,000
Method: Private Sale
Date: 11/09/2025
Rooms: 6
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE | propertydata.com.au

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