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	28 Hawkins Road, Montrose Vic 3765

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $967,500 Property Type House Suburb Montrose

Period - From 01/10/2024 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	115 York Rd MOUNT EVELYN 3796	$912,880	23/10/2025
2	24 Clematis Rd MOUNT EVELYN 3796	$895,000	13/08/2025
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: 04/12/2025 15:05

28 Hawkins Road, Montrose Vic 3765

JellisCraig



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median House Price
Year ending September 2025: $967,500

Comparable Properties



115 York Rd MOUNT EVELYN 3796 (REI)

4 2 2

Price: $912,880
Method: Private Sale
Date: 23/10/2025
Property Type: House
Land Size: 892 sqm approx

Agent Comments



24 Clematis Rd MOUNT EVELYN 3796 (REI/VG)

4 2 1

Price: $895,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 844 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.

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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