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: 5 Kelvin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between $1,270,000 & $1,380,000

Median sale price

Median price $1,170,000 Property Type House Suburb Montmorency

Period - From 02/04/2025 to 01/04/2026 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	3 Olympic Av MONTMORENCY 3094	$1,300,000	18/12/2025
2	2 Wooded Way MONTMORENCY 3094	$1,375,000	05/12/2025
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: 02/04/2026 18:08

5 Kelvin Avenue, Montmorency Vic 3094

JellisCraig

Courtney Fulco
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0420 458 039
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4 2 2

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,270,000 - $1,380,000
Median House Price
02/04/2025 - 01/04/2026: $1,170,000

Comparable Properties



3 Olympic Av MONTMORENCY 3094 (REI/VG)

4 3 2

Price: $1,300,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 927 sqm approx

Agent Comments



2 Wooded Way MONTMORENCY 3094 (REI/VG)

4 1 4

Price: $1,375,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 671 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.

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