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	208 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $1,155,000 Property Type House Suburb Montmorency

Period - From 01/01/2026 to 31/03/2026 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	86 Pitt St ELTHAM 3095	$830,000	11/04/2026
2	1/58 Para Rd MONTMORENCY 3094	$852,500	25/01/2026
3	176 Rattray Rd MONTMORENCY 3094	$850,000	18/12/2025

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: 04/05/2026 09:58

208 Rattray Road, Montmorency Vic 3094

JellisCraig



3 1 1

Property Type:
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
March quarter 2026: $1,155,000

Comparable Properties



86 Pitt St ELTHAM 3095 (REI)

3 1 1

Price: $830,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 337 sqm approx

Agent Comments



1/58 Para Rd MONTMORENCY 3094 (REI/VG)

3 1 3

Price: $852,500
Method: Private Sale
Date: 25/01/2026
Rooms: 4
Property Type: Unit
Land Size: 338 sqm approx

Agent Comments



176 Rattray Rd MONTMORENCY 3094 (REI/VG)

3 1 -

Price: $850,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 912 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE | propertydata.com.au

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