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	6/10 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $752,500 Property Type Unit Suburb Montmorency

Period - From 01/04/2025 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	2/46 Mountain View Rd MONTMORENCY 3094	$1,400,000	09/02/2026
2	3/10 Airlie Rd MONTMORENCY 3094	$1,450,000	26/11/2025
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: 15/04/2026 20:24

6/10 Airlie Road, Montmorency Vic 3094

Tom Kurtschenko
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4 3 2

Property Type: House
Land Size: 384 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median Unit Price
Year ending March 2026: $752,500

Comparable Properties

2/46 Mountain View Rd MONTMORENCY 3094 (REI)

4 3 2

Agent Comments

Price: $1,400,000
Method: Private Sale
Date: 09/02/2026
Rooms: 7
Property Type: House (Res)



3/10 Airlie Rd MONTMORENCY 3094 (REI)

4 2 2

Agent Comments

Price: $1,450,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 222 sqm approx

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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