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<br>Including suburb and postcode | 1/11 Graeme Avenue, Montmorency VIC 3094 |

## Indicative selling price

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

Range between $750,000 & $790,000

## Median sale price

Median price $800,000 Property Type Unit Suburb Montmorency

Period - From 29/10/2025 to 29/04/2026 Source price_finder

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/8 Weidlich Road Eltham North VIC | $780,000 | 07/11/2025 |
| 14 Baldwin Avenue, Montmorency | $859,000 | 04/11/2025 |
| 1/58 Para Road, Montmorency | $852,500 | 25/01/2026 |

This Statement of Information was prepared on: 30/04/2026