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	18 ST JAMES AVENUE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$795,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$975,000	Property type	House	Suburb	Montrose
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
68 STEPHEN AVENUE MONTROSE VIC 3765	$870,000	12-Dec-25
29 CURRAJONG AVENUE MOUNT EVELYN VIC 3796	$810,000	19-Feb-26
23 OLINDA ROAD MOUNT EVELYN VIC 3796	$889,000	07-Mar-26

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 6 months.~~

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68 STEPHEN AVENUE MONTROSE VIC 3765

3 1 1

Sold Price **$870,000** Sold Date **12-Dec-25**

Distance **1.39km**



29 CURRAJONG AVENUE MOUNT EVELYN VIC 3796

3 1 2

Sold Price **$810,000** Sold Date **19-Feb-26**

Distance **2.25km**



23 OLINDA ROAD MOUNT EVELYN VIC 3796

3 1 2

Sold Price **$889,000** Sold Date **07-Mar-26**

Distance **2.38km**

RS = Recent sale **UN** = Undisclosed Sale

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