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	2/15 Virginia Court, Montmorency Vic 3094

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,155,000 Property Type House 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	5 Kelvin Av MONTMORENCY 3094	$1,280,000	27/04/2026
2	102 Rattray Rd MONTMORENCY 3094	$1,225,000	19/02/2026
3	2/46 Mountain View Rd MONTMORENCY 3094	$1,400,000	09/02/2026

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: 07/05/2026 13:07

2/15 Virginia Court, Montmorency Vic 3094

JellisCraig



4 3 2

Property Type: House
Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2026: $1,155,000

Comparable Properties



5 Kelvin Av MONTMORENCY 3094 (REI)

4 2 2

Price: $1,280,000
Method: Sold After Auction
Date: 27/04/2026
Property Type: House
Land Size: 534 sqm approx

Agent Comments



102 Rattray Rd MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 720 sqm approx

Agent Comments

2/46 Mountain View Rd MONTMORENCY 3094 (REI)

4 3 2

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

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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