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	2/24a Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 01/04/2026 to 30/06/2026 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	1/12 Calrossie Av MONTMORENCY 3094	$800,000	21/05/2026
2	180 Mountain View Rd BRIAR HILL 3088	$790,000	18/05/2026
3	1/11 Graeme Av MONTMORENCY 3094	$801,000	18/05/2026

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: 09/07/2026 08:56

2/24a Rattray Road, Montmorency Vic 3094

JellisCraig



3 1 1

Property Type: Unit
Land Size: 427 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median Unit Price
June quarter 2026: $750,000

Comparable Properties



1/12 Calrossie Av MONTMORENCY 3094 (REI)

3 1 1

Price: $800,000
Method: Private Sale
Date: 21/05/2026
Property Type: Unit

Agent Comments



180 Mountain View Rd BRIAR HILL 3088 (REI/VG)

3 1 1

Price: $790,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 596 sqm approx

Agent Comments



1/11 Graeme Av MONTMORENCY 3094 (REI)

3 1 1

Price: $801,000
Method: Private Sale
Date: 18/05/2026
Rooms: 4
Property Type: House (Res)
Land Size: 223 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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