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: 2/41 Airlie Road, Montmorency Vic 3094

## Indicative selling price

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

Range between $930,000 & $990,000

## Median sale price

Median price $1,200,000 Property Type House Suburb Montmorency

Period - From 28/05/2025 to 27/05/2026 Source Property Data

## 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 | 14 Orr La MONTMORENCY 3094 | $955,000 | 04/12/2025 |
| 2 | | | |
| 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: 28/05/2026 11:48

# 2/41 Airlie Road, Montmorency Vic 3094

JellisCraig

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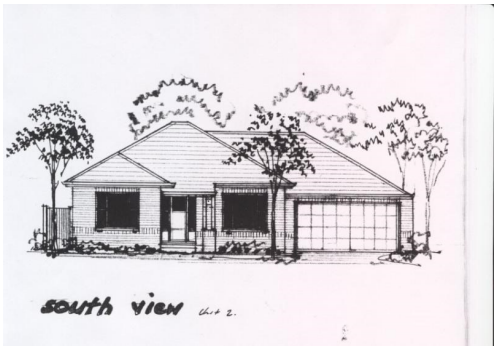


3 2 2

**Property Type:** House
**Land Size:** 271 sqm approx

Agent Comments

**Indicative Selling Price**
$930,000 - $990,000
**Median House Price**
28/05/2025 - 27/05/2026: $1,200,000

## Comparable Properties



**14 Orr La MONTMORENCY 3094 (REI/VG)**

3 2 1

**Price:** $955,000
**Method:** Auction Sale
**Date:** 04/12/2025
**Property Type:** House (Res)
**Land Size:** 285 sqm approx

Agent Comments

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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