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	4/139 Old Para Court, Montmorency Vic 3094

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 01/07/2025 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	3/31 Paterson Cr GREENSBOROUGH 3088	$625,000	01/07/2026
2	7/141 Main Rd LOWER PLENTY 3093	$645,000	27/06/2026
3	2/52 Vermont Pde GREENSBOROUGH 3088	$605,000	20/06/2026

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: 07/07/2026 19:13

4/139 Old Para Court, Montmorency Vic 3094

JellisCraig

Pina Kara
9431 1222
0415 911 437
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2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
Year ending June 2026: $750,000

Comparable Properties



3/31 Paterson Cr GREENSBOROUGH 3088 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 01/07/2026
Property Type: Unit
Land Size: 263 sqm approx

Agent Comments



7/141 Main Rd LOWER PLENTY 3093 (REI)

2 1 1

Price: $645,000
Method: Private Sale
Date: 27/06/2026
Property Type: Unit
Land Size: 226 sqm approx

Agent Comments

2/52 Vermont Pde GREENSBOROUGH 3088 (REI)

2 1 1

Price: $605,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Unit
Land Size: 90 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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