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 WINTON COURT 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	$1,195,000	&	$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$975,000	Property type	House	Suburb	Montrose
Period-from	01 Apr 2025	to	31 Mar 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
375 CAMBRIDGE ROAD MONTROSE VIC 3765	$1,240,000	25-Feb-26
50 SWANSEA ROAD MONTROSE VIC 3765	$1,210,000	12-Jan-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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375 CAMBRIDGE ROAD MONTROSE VIC 3765

3 2 2

Sold Price RS $1,240,000 Sold Date 25-Feb-26

Distance 1.06km



50 SWANSEA ROAD MONTROSE VIC 3765

3 2 2

Sold Price $1,210,000 Sold Date 12-Jan-26

Distance 1.17km

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

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