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<br>Including suburb and postcode | 57 The Boulevard, Montrose Vic 3765 |

## Indicative selling price

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

Range between $830,000 & $895,000

## Median sale price

Median price $1,011,000 Property Type House Suburb Montrose

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 | 149 York Rd MONTROSE 3765 | $855,000 | 24/02/2026 |
| 2 | 69 Swansea Rd MONTROSE 3765 | $860,000 | 20/02/2026 |
| 3 | 14 The Boulevard MONTROSE 3765 | $860,000 | 13/02/2026 |

**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: 30/06/2026 15:27

# 57 The Boulevard, Montrose Vic 3765

JellisCraig

Gary Seaye
9725 0000
0412 173 217
garyseaye@jelliscraig.com.au



3 2 2

**Property Type:** House
**Land Size:** 864 sqm approx

Agent Comments

**Indicative Selling Price**
$830,000 - $895,000
**Median House Price**
Year ending March 2026: $1,011,000

## Comparable Properties



**149 York Rd MONTROSE 3765 (REI/VG)**

3 2 2

**Price:** $855,000
**Method:** Private Sale
**Date:** 24/02/2026
**Property Type:** House (Res)
**Land Size:** 864 sqm approx

Agent Comments



**69 Swansea Rd MONTROSE 3765 (REI/VG)**

3 2 3

**Price:** $860,000
**Method:** Private Sale
**Date:** 20/02/2026
**Property Type:** House
**Land Size:** 1116 sqm approx

Agent Comments



**14 The Boulevard MONTROSE 3765 (REI/VG)**

3 2 2

**Price:** $860,000
**Method:** Private Sale
**Date:** 13/02/2026
**Property Type:** House
**Land Size:** 870 sqm approx

Agent Comments



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