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	7/30 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 02/07/2025 to 01/07/2026 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	4/31 Alexander St MONTMORENCY 3094	$730,000	10/06/2026
2	4/36 Station Rd MONTMORENCY 3094	$725,000	04/06/2026
3	1/96 Para Rd MONTMORENCY 3094	$712,000	14/05/2026

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: 02/07/2026 10:08

7/30 Alexander Street, Montmorency Vic 3094

JellisCraig

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Unit
Land Size: 348 sqm approx

Agent Comments

Large block of land at the rear of complex

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
02/07/2025 - 01/07/2026: $750,000

Comparable Properties



4/31 Alexander St MONTMORENCY 3094 (REI)

2 1 1

Price: $730,000
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 173 sqm approx

Agent Comments



4/36 Station Rd MONTMORENCY 3094 (REI)

2 1 2

Price: $725,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit

Agent Comments



1/96 Para Rd MONTMORENCY 3094 (REI)

2 1 1

Price: $712,000
Method: Private Sale
Date: 14/05/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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