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: 10 Doreen Court, Montrose Vic 3765

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,005,500 Property Type House Suburb Montrose

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	17 Browns Rd MONTROSE 3765	$1,250,000	14/03/2026
2	98 Swansea Rd MONTROSE 3765	$1,155,000	11/03/2026
3	375 Cambridge Rd MONTROSE 3765	$1,240,000	25/02/2026

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: 22/07/2026 15:52

10 Doreen Court, Montrose Vic 3765

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2026: $1,005,500



4 3 2

Property Type: House
Land Size: 2122 sqm approx

Agent Comments

Comparable Properties



17 Browns Rd MONTROSE 3765 (REI/VG)

5 3 4

Price: $1,250,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 2762 sqm approx

Agent Comments



98 Swansea Rd MONTROSE 3765 (REI/VG)

4 2 3

Price: $1,155,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



375 Cambridge Rd MONTROSE 3765 (REI/VG)

3 2 2

Price: $1,240,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 1708 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata.com.au

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