Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 27/10/2026

Property offered for sale

Address
Including suburb and postcode: 1A/171 Rattray Road, Montmorency Vic 3094

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	223	959

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,595,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,180,000 Property type: House Suburb: Montmorency

Period: from 27/10/2025 to 26/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	2 Kimberley Cl ELTHAM 3095		
Sale price	$1,550,000	Date of sale	30/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	927

Comparable property 2

Address	1/81 Mountain View Rd MONTMORENCY 3094		
Sale price	$1,550,000	Date of sale	12/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	377

Comparable property 3

Address	77 Buena Vista Dr MONTMORENCY 3094		
Sale price	$1,530,000	Date of sale	20/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	N/A	927

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,560,000	Unconditional sale date	16.11.26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2213250186568c3d81dac02d56f26410

1A/171 Rattray Road, Montmorency Vic 3094

JellisCraig



4 2 3

Property Type: House
Land Size: 959 sqm approx

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
27/10/2025 - 26/10/2026: $1,180,000

Comparable Properties

2 Kimberley Cl ELTHAM 3095 (REI)

4 2 2

Price: $1,550,000
Method: Private Sale
Date: 30/09/2026
Rooms: 9
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments



1/81 Mountain View Rd MONTMORENCY 3094 (REI)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 12/09/2026
Property Type: House
Land Size: 377 sqm approx

Agent Comments



77 Buena Vista Dr MONTMORENCY 3094 (REI)

4 2 3

Price: $1,530,000
Method: Private Sale
Date: 20/07/2026
Property Type: House
Land Size: 927 sqm approx

Agent Comments

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