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	3/5 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $875,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

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	2a Simmons Ct GREENSBOROUGH 3088	$810,000	05/08/2026
2	3/15 Ripper St MONTMORENCY 3094	$902,000	10/07/2026
3	3/110 St Helena Rd BRIAR HILL 3088	$910,000	18/05/2026

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: 25/08/2026 13:37

3/5 Wilson Avenue, Montmorency Vic 3094

JellisCraig



3 2 1

Property Type: Unit
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$875,000
Median Unit Price
Year ending June 2026: $750,000

Comparable Properties



2a Simmons Ct GREENSBOROUGH 3088 (REI)

3 1 1

Price: $810,000
Method: Private Sale
Date: 05/08/2026
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



3/15 Ripper St MONTMORENCY 3094 (REI)

3 2 2

Price: $902,000
Method: Private Sale
Date: 10/07/2026
Property Type: Unit

Agent Comments



3/110 St Helena Rd BRIAR HILL 3088 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 18/05/2026
Rooms: 4
Property Type: Unit
Land Size: 344 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE

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