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	1/81 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,195,000 Property Type House Suburb Montmorency

Period - From 01/04/2026 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	6/10 Airlie Rd MONTMORENCY 3094	$1,450,000	21/04/2026
2	2/7 Springfield St BRIAR HILL 3088	$1,480,000	21/03/2026
3	3/7 Springfield St BRIAR HILL 3088	$1,480,000	14/03/2026

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: 10/09/2026 15:53

1/81 Mountain View Road, Montmorency Vic 3094

JellisCraig



4 3 2

Property Type:
Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
June quarter 2026: $1,195,000

Comparable Properties



6/10 Airlie Rd MONTMORENCY 3094 (REI/VG)

4 3 2

Price: $1,450,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House (Res)
Land Size: 384 sqm approx

Agent Comments



2/7 Springfield St BRIAR HILL 3088 (REI/VG)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 21/03/2026
Property Type: House

Agent Comments



3/7 Springfield St BRIAR HILL 3088 (REI/VG)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 14/03/2026
Property Type: Townhouse (Single)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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