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	52 Buena Vista Drive, Montmorency Vic 3094

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,180,000 Property Type House 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	75 Sackville St MONTMORENCY 3094	$1,120,000	19/06/2026
2	35 Napier Cr MONTMORENCY 3094	$1,125,000	17/06/2026
3	6 Marshall Av MONTMORENCY 3094	$1,200,000	29/04/2026

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: 29/07/2026 11:39

52 Buena Vista Drive, Montmorency Vic 3094

JellisCraig

Tom Kurtschenko
0417 502 944
tomkurtschenko@jelliscraig.com.au



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Rooms: 7
Property Type: House
Land Size: 710.368 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2026: $1,180,000

Comparable Properties



75 Sackville St MONTMORENCY 3094 (REI)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 754 sqm approx

Agent Comments



35 Napier Cr MONTMORENCY 3094 (REI)

3 2 2

Price: $1,125,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 882 sqm approx

Agent Comments



6 Marshall Av MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

REIV THE DIFFERENCE

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