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	2/10 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $750,000 Property Type Unit 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	2/116 Para Rd MONTMORENCY 3094	$665,000	08/05/2026
2	1/141 Main Rd LOWER PLENTY 3093	$690,000	31/03/2026
3	1/5 Leach St BRIAR HILL 3088	$700,000	26/03/2026

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: 01/09/2026 14:54

2/10 Alexander Street, Montmorency Vic 3094

Courtney Fulco
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2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
June quarter 2026: $750,000

Comparable Properties



2/116 Para Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 153 sqm approx

Agent Comments



1/141 Main Rd LOWER PLENTY 3093 (REI/VG)

2 1 1

Price: $690,000
Method: Private Sale
Date: 31/03/2026
Rooms: 3
Property Type: Unit
Land Size: 175 sqm approx

Agent Comments



1/5 Leach St BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments

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