Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 07/10/2026

Property offered for sale

Address
Including suburb and postcode: 94 Mayona 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	2	185	371

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 [ ] or Range between [$1,050,000] & [$1,150,000]

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 [$1,195,000] Property type [House] Suburb [Montmorency]

Period: from [01/04/2026] to [30/06/2026] Source [REIV]

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	1/32 Railway Rd BRIAR HILL 3088		
Sale price	$1,050,000	Date of sale	23/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	2	2	N/A	350

Comparable property 2

Address	2/142 St Helena Rd BRIAR HILL 3088		
Sale price	$1,200,000	Date of sale	13/06/2026

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	438

Comparable property 3

Address	85 Para Rd MONTMORENCY 3094		
Sale price	$1,155,000	Date of sale	06/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	3	N/A	533

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 $1,100,000 Unconditional sale date 26.10.26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=d7cbeacef42fee8895ad9f732206bc9f

94 Mayona Road, Montmorency Vic 3094

JellisCraig



4 2 2

Property Type: House
Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2026: $1,195,000

Comparable Properties

1/32 Railway Rd BRIAR HILL 3088 (REI)

4 2 2

Price: $1,050,000
Method: Private Sale
Date: 23/08/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Agent Comments



2/142 St Helena Rd BRIAR HILL 3088 (REI)

4 2 2

Price: $1,200,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 438 sqm approx

Agent Comments



85 Para Rd MONTMORENCY 3094 (REI)

4 3 3

Price: $1,155,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 533 sqm approx

Agent Comments

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REIV THE DIFFERENCE

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