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	62 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 01/01/2024 to 31/12/2024 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	1 Mcfarlane St MONTMORENCY 3094	$1,100,000	01/12/2024
2	4/48 Airlie Rd MONTMORENCY 3094	$1,045,000	30/11/2024
3	8 Gordon Gr MONTMORENCY 3094	$1,065,000	21/09/2024

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: 29/01/2025 08:33

62 Mountain View Road, Montmorency Vic 3094



3 2 2

Property Type: House
Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
Year ending December 2024: $750,000

Comparable Properties



1 Mcfarlane St MONTMORENCY 3094 (REI)

3 2 3

Price: $1,100,000
Method: Sold After Auction
Date: 01/12/2024
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments



4/48 Airlie Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $1,045,000
Method: Private Sale
Date: 30/11/2024
Property Type: House

Agent Comments



8 Gordon Gr MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,065,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 350 sqm approx

Agent Comments

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

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