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	815 MT DANDENONG ROAD MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$918,000	Property type	House	Suburb	Montrose
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
16 HAKEA DRIVE MONTROSE VIC 3765	$920,000	16-Jan-25
31 KIRKWOOD COURT MONTROSE VIC 3765	$870,000	05-Dec-24
1/11 WARWICK ROAD MONTROSE VIC 3765	$900,000	01-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 14 April 2025

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16 HAKEA DRIVE MONTROSE VIC 3765
4 2 3
Sold Price **$920,000** Sold Date **16-Jan-25**
Distance **1.92km**



31 KIRKWOOD COURT MONTROSE VIC 3765
4 2 2
Sold Price **$870,000** Sold Date **05-Dec-24**
Distance **0.65km**



1/11 WARWICK ROAD MONTROSE VIC 3765
4 2 1
Sold Price **$900,000** Sold Date **01-Feb-25**
Distance **0.72km**



51 GLADESVILLE DRIVE KILSYTH VIC 3137
5 2 2
Sold Price RS **$860,000** Sold Date **24-Dec-24**
Distance **0.99km**



95 PINE ROAD MOOROOLBARK VIC 3138
5 2 2
Sold Price RS **$910,000** Sold Date **18-Mar-25**
Distance **2.2km**

RS = Recent sale **UN** = Undisclosed Sale

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