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	76 Mayona Road, Montmorency Vic 3094

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,130,000 Property Type House Suburb Montmorency

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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	46 Panorama Av LOWER PLENTY 3093	$1,550,000	17/12/2024
2	82 Fernside Av BRIAR HILL 3088	$1,500,000	20/11/2024
3	73 Mountain View Rd MONTMORENCY 3094	$1,500,000	26/10/2024

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: 28/01/2025 10:47

76 Mayona Road, Montmorency Vic 3094



4 3

Property Type: House
Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
28/01/2024 - 27/01/2025: $1,130,000

Comparable Properties



46 Panorama Av LOWER PLENTY 3093 (REI)

4 3 3

Price: $1,550,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 1249 sqm approx

Agent Comments



82 Fernside Av BRIAR HILL 3088 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 20/11/2024
Rooms: 8
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments



73 Mountain View Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

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

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