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 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,125,000 Property Type House Suburb Montmorency

Period - From 01/01/2025 to 31/03/2025 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	16 Reichelt Av MONTMORENCY 3094	$1,040,000	02/03/2025
2	68 Reichelt Av MONTMORENCY 3094	$1,100,000	11/02/2025
3	122 Fernside Av BRIAR HILL 3088	$1,035,000	17/01/2025

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: 05/05/2025 10:38

62 Kirwana Grove, Montmorency Vic 3094

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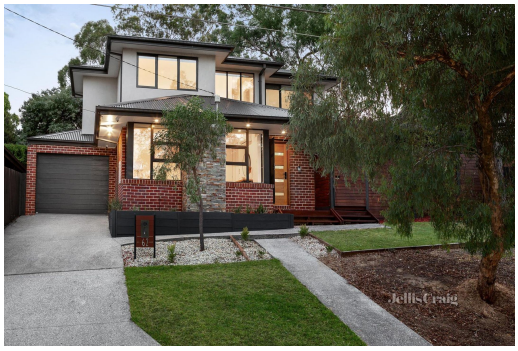

3 2 1

Property Type: House
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
March quarter 2025: $1,125,000

Comparable Properties



16 Reichelt Av MONTMORENCY 3094 (REI/VG)

3 2 1

Price: $1,040,000
Method: Private Sale
Date: 02/03/2025
Property Type: House
Land Size: 414 sqm approx

Agent Comments



68 Reichelt Av MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 710 sqm approx

Agent Comments



122 Fernside Av BRIAR HILL 3088 (REI/VG)

3 2 1

Price: $1,035,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 789 sqm approx

Agent Comments

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