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	3/198 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between $860,000 & $930,000

Median sale price

Median price $845,000 Property Type Townhouse Suburb Montmorency

Period - From 15/04/2024 to 14/04/2025 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	174 Sherbourne Rd MONTMORENCY 3094	$840,000	13/04/2025
2	3/178 Main Rd LOWER PLENTY 3093	$900,000	10/01/2025
3	15 Swan St ELTHAM 3095	$930,000	07/11/2024

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: 15/04/2025 15:33

3/198 Sherbourne Road, Montmorency Vic 3094



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$860,000 - $930,000
Median Townhouse Price
15/04/2024 - 14/04/2025: $845,000

Comparable Properties



174 Sherbourne Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $840,000
Method: Auction Sale
Date: 13/04/2025
Property Type: House
Land Size: 371 sqm approx

Agent Comments

Smaller home close to the trainline



3/178 Main Rd LOWER PLENTY 3093 (REI/VG)

3 2 2

Price: $900,000
Method: Private Sale
Date: 10/01/2025
Property Type: Unit
Land Size: 365 sqm approx

Agent Comments

Inferior presentation



15 Swan St ELTHAM 3095 (REI/VG)

4 2 1

Price: $930,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

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

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