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	17 Tahlee Place, Montmorency Vic 3094

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,140,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 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	6 Sylvan St MONTMORENCY 3094	$1,150,000	01/04/2025
2	80 Rattray Rd MONTMORENCY 3094	$1,135,000	19/12/2024
3	12 Kylie Pl MONTMORENCY 3094	$1,150,000	02/11/2024

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: 24/04/2025 10:28

17 Tahlee Place, Montmorency Vic 3094

Scott Nugent
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4 3 3

Property Type: House
Land Size: 970 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2025: $1,140,000

Comparable Properties



6 Sylvan St MONTMORENCY 3094 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 359 sqm approx

Agent Comments



80 Rattray Rd MONTMORENCY 3094 (REI/VG)

4 2 4

Price: $1,135,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 899 sqm approx

Agent Comments



12 Kylie Pl MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

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