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	4 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

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

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	13 Carisbrook Cr LOWER PLENTY 3093	$1,050,000	29/11/2024
2	20 Olympic Av MONTMORENCY 3094	$1,010,000	09/11/2024
3	8 Ryans Rd ELTHAM 3095	$1,032,000	01/11/2024

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 11:42

4 Wilson Avenue, Montmorency Vic 3094

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,125,000

Comparable Properties



13 Carisbrook Cr LOWER PLENTY 3093 (REI/VG)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 29/11/2024
Rooms: 7
Property Type: House (Res)
Land Size: 950 sqm approx

Agent Comments



20 Olympic Av MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 1249 sqm approx

Agent Comments



8 Ryans Rd ELTHAM 3095 (REI/VG)

3 1 2

Price: $1,032,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 797 sqm approx

Agent Comments

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