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	1/3 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $720,000

Median sale price

Median price $752,500 Property Type Unit 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	2/20 Graeme Av MONTMORENCY 3094	$701,000	07/06/2025
2	2/20 Sylvan St MONTMORENCY 3094	$692,000	27/05/2025
3	1/10 Kett St LOWER PLENTY 3093	$735,000	24/05/2025

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: 26/06/2025 16:33

1/3 Wilson Avenue, Montmorency Vic 3094

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2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000
Median Unit Price
Year ending March 2025: $752,500

Comparable Properties



2/20 Graeme Av MONTMORENCY 3094 (REI)

2 1 1

Price: $701,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)

Agent Comments



2/20 Sylvan St MONTMORENCY 3094 (REI)

2 1 1

Price: $692,000
Method: Private Sale
Date: 27/05/2025
Property Type: Unit
Land Size: 144 sqm approx

Agent Comments



1/10 Kett St LOWER PLENTY 3093 (REI)

2 1 2

Price: $735,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments

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