# 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<br>Including suburb and postcode | 3/192-196 Sherbourne Road, Montmorency VIC 3094 |

## Indicative selling price

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

Range between $730,000 & $750,000

## Median sale price

Median price $846,250 Property Type Unit Suburb Montmorency

Period - From 09/03/2025 to 08/09/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| | | |
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| | | |

This Statement of Information was prepared on: 09/09/2025