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	20 BOXTREE ROAD MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$795,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$941,000	Property type	House	Suburb	Montrose
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
25 AILEEN AVENUE MONTROSE VIC 3765	$815,000	12-May-25
9 LANDY COURT KILSYTH VIC 3137	$800,000	01-May-25
77 GEOFFREY DRIVE KILSYTH VIC 3137	$820,000	03-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 12 August 2025

Allan Dowdell
P 03 8761 0688
M 0412 688 560
E allan@bellrealestate.com.au



25 AILEEN AVENUE MONTROSE VIC 3765

3 1 1

Sold Price **$815,000** Sold Date **12-May-25**

Distance **0.57km**



9 LANDY COURT KILSYTH VIC 3137

3 1 1

Sold Price **$800,000** Sold Date **01-May-25**

Distance **1.46km**



77 GEOFFREY DRIVE KILSYTH VIC 3137

3 1 1

Sold Price RS **$820,000** UN Sold Date **03-Jul-25**

Distance **2.16km**

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.