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	22 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,130,000 Property Type House Suburb Montmorency

Period - From 21/08/2024 to 20/08/2025 Source Property Data

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	54 Tarcoola Dr YALLAMBIE 3085	$850,000	18/06/2025
2	151 Mountain View Rd BRIAR HILL 3088	$830,000	16/05/2025
3			

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: 21/08/2025 13:36

22 Alexander Street, Montmorency Vic 3094

JellisCraig

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



2 1 1

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
21/08/2024 - 20/08/2025: $1,130,000

Comparable Properties



54 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

3 1 -

Price: $850,000
Method: Sold Before Auction
Date: 18/06/2025
Rooms: 4
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

151 Mountain View Rd BRIAR HILL 3088 (REI/VG)

3 1 2

Price: $830,000
Method: Private Sale
Date: 16/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 968 sqm approx

Agent Comments

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.

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