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	17 Kelvin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,150,000 Property Type House Suburb Montmorency

Period - From 01/07/2024 to 30/06/2025 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	6 Colric Pl ELTHAM NORTH 3095	$1,200,000	15/08/2025
2	16 Byron Av LOWER PLENTY 3093	$1,207,500	07/06/2025
3	49 Napier Cr MONTMORENCY 3094	$1,155,000	06/05/2025

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: 29/08/2025 09:56

17 Kelvin Avenue, Montmorency Vic 3094

JellisCraig

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



3 2 3

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2025: $1,150,000

Comparable Properties



6 Colric Pl ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 862 sqm approx

Agent Comments



16 Byron Av LOWER PLENTY 3093 (REI/VG)

3 2 3

Price: $1,207,500
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 812 sqm approx

Agent Comments



49 Napier Cr MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,155,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 752 sqm approx

Agent Comments

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