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	61-63 Kerr Crescent, Montrose Vic 3765

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $967,500 Property Type House Suburb Montrose

Period - From 01/10/2024 to 30/09/2025 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	19 Foulds Ct MONTROSE 3765	$985,000	18/05/2025
2	1 Jasper Rd KALORAMA 3766	$990,000	15/05/2025
3	341-345 Sheffield Rd MONTROSE 3765	$1,020,000	17/04/2025

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: 13/10/2025 12:00

61-63 Kerr Crescent, Montrose Vic 3765

JellisCraig

Matthew Bishop
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4 2 2

Property Type: House
Land Size: 2092 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2025: $967,500

Comparable Properties



19 Foulds Ct MONTROSE 3765 (REI/VG)

4 2 4

Price: $985,000
Method: Private Sale
Date: 18/05/2025
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments



1 Jasper Rd KALORAMA 3766 (REI/VG)

4 2 2

Price: $990,000
Method: Private Sale
Date: 15/05/2025
Property Type: House
Land Size: 2034 sqm approx

Agent Comments



341-345 Sheffield Rd MONTROSE 3765 (REI)

4 3 3

Price: $1,020,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 2093 sqm approx

Agent Comments

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