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	4/45 Para Road, Montmorency Vic 3094

Indicative selling price

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

Single price $634,900

Median sale price

Median price $715,000 Property Type Unit Suburb Montmorency

Period - From 01/07/2025 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	4/96 Para Rd MONTMORENCY 3094	$630,000	24/09/2025
2	7/6 Main Rd LOWER PLENTY 3093	$660,000	31/07/2025
3	3/4 Wattle Av MONTMORENCY 3094	$645,000	10/07/2025

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: 24/10/2025 10:24

4/45 Para Road, Montmorency Vic 3094

Scott Nugent
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2 1 2

Property Type: Unit
Land Size: 135 sqm approx

Agent Comments

Indicative Selling Price
$634,900
Median Unit Price
September quarter 2025: $715,000

Comparable Properties



4/96 Para Rd MONTMORENCY 3094 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 24/09/2025
Property Type: Unit
Land Size: 165 sqm approx

Agent Comments



7/6 Main Rd LOWER PLENTY 3093 (REI/VG)

2 1 2

Price: $660,000
Method: Private Sale
Date: 31/07/2025
Property Type: Unit

Agent Comments



3/4 Wattle Av MONTMORENCY 3094 (REI/VG)

2 - 1

Price: $645,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: Unit

Agent Comments

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