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	14 Baldwin Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $859,000

Median sale price

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

Period - From 24/10/2024 to 23/10/2025 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	6/28 Para Rd LOWER PLENTY 3093	$861,000	30/09/2025
2	2/16 Buena Vista Dr MONTMORENCY 3094	$885,000	09/07/2025
3	2/32 Fernside Av BRIAR HILL 3088	$887,000	17/06/2025

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 10:02

14 Baldwin Avenue, Montmorency Vic 3094

JellisCraig

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



3 1 1

Property Type: House
Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price
$859,000
Median House Price
24/10/2024 - 23/10/2025: $1,150,000

Comparable Properties



6/28 Para Rd LOWER PLENTY 3093 (REI)

3 1 2

Price: $861,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit
Land Size: 276 sqm approx

Agent Comments



2/16 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

3 1 1

Price: $885,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 315 sqm approx

Agent Comments



2/32 Fernside Av BRIAR HILL 3088 (REI/VG)

3 2 4

Price: $887,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 380 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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