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	1/147 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between $950,000 & $1,025,000

Median sale price

Median price $1,190,000 Property Type House 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	56 Looker Rd MONTMORENCY 3094	$1,022,000	11/10/2025
2	1/20 Porter St BRIAR HILL 3088	$970,000	27/06/2025
3	3/14 Meadow Cr MONTMORENCY 3094	$950,000	02/06/2025

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: 16/10/2025 12:58

1/147 Rattray Road, Montmorency Vic 3094

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,025,000
Median House Price
September quarter 2025: $1,190,000

Comparable Properties



56 Looker Rd MONTMORENCY 3094 (REI)

4 2 3

Price: $1,022,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



1/20 Porter St BRIAR HILL 3088 (REI/VG)

4 1 2

Price: $970,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 523 sqm approx

Agent Comments



3/14 Meadow Cr MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $950,000
Method: Private Sale
Date: 02/06/2025
Property Type: Unit

Agent Comments

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