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	1/205 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between $800,000 & $850,000

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	7/21 Grove St ELTHAM 3095	$840,000	26/06/2025
2	19a Souter St ELTHAM 3095	$840,000	21/06/2025
3	1/54 Metery Rd ELTHAM 3095	$822,500	17/05/2025

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: 02/10/2025 10:49

1/205 Rattray Road, Montmorency Vic 3094

JellisCraig

Scott Nugent
0438 054 993
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3 2 1

Property Type: House
Land Size: 433 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending June 2025: $1,150,000

Comparable Properties

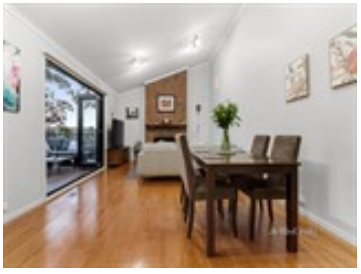


7/21 Grove St ELTHAM 3095 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 26/06/2025
Property Type: Townhouse (Res)

Agent Comments



19a Souter St ELTHAM 3095 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 480 sqm approx

Agent Comments



1/54 Metery Rd ELTHAM 3095 (REI/VG)

3 2 2

Price: $822,500
Method: Private Sale
Date: 17/05/2025
Property Type: Unit
Land Size: 532 sqm approx

Agent Comments

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