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	3 Hughes Street, Montmorency Vic 3094

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	65 Coventry St MONTMORENCY 3094	$927,000	11/08/2025
2	1 Lowan Av YALLAMBIE 3085	$915,000	26/07/2025
3	70 Looker Rd MONTMORENCY 3094	$990,000	28/06/2025

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: 01/10/2025 13:16

3 Hughes Street, Montmorency Vic 3094

JellisCraig

Craig Maskell
03 9431 1222
0411 950 052
craigmaskell@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
01/10/2024 - 30/09/2025: $1,150,000

Comparable Properties



65 Coventry St MONTMORENCY 3094 (REI/VG)
3 | 1 | 2

Price: $927,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 388 sqm approx

Agent Comments



1 Lowan Av YALLAMBIE 3085 (REI/VG)
3 | 1 | 1

Price: $915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



70 Looker Rd MONTMORENCY 3094 (REI/VG)
3 | 2 | 2

Price: $990,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 564 sqm approx

Agent Comments

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