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	5 CHERRY LANE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$922,500	Property type	House	Suburb	Montrose
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
10 GLADESVILLE DRIVE KILSYTH VIC 3137	$800,000	25-Jun-25
10/9 PENALGA ROAD MOOROOLBARK VIC 3138	$800,000	06-Aug-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025

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10 GLADESVILLE DRIVE KILSYTH VIC 3137

3 2 1

Sold Price **$800,000** Sold Date **25-Jun-25**

Distance **0.64km**



10/9 PENALGA ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price RS **$800,000** UN Sold Date **06-Aug-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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