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	1/38 Mountain View Road, Montmorency VIC 3094

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $816,000 Property Type Unit Suburb Montmorency

Period - From 21/04/2025 to 20/10/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/47 Edwards Street, Lower Plenty Vic 3093	$900,000	24/04/2025
6/852 Main Road, Eltham Vic 3095	$800,000	18/08/2025
2/16 Buena Vista Drive, Montmorency Vic 3094	$885,000	09/07/2025

This Statement of Information was prepared on: 22/10/2025