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: 11/2 Grand Boulevard, Montmorency Vic 3094

## Indicative selling price

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

Range between: $550,000 & $600,000

## Median sale price

Median price: $715,000 Property Type: Unit 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 | 2/117 Main Rd LOWER PLENTY 3093 | $573,000 | 24/08/2025 |
| 2 | 4/24-26 Para Rd LOWER PLENTY 3093 | $640,111 | 19/08/2025 |
| 3 | | | |

**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: 06/11/2025 10:58

# 11/2 Grand Boulevard, Montmorency Vic 3094

JellisCraig

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



3 1 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$550,000 - $600,000
**Median Unit Price**
September quarter 2025: $715,000

## Comparable Properties



**2/117 Main Rd LOWER PLENTY 3093 (REI/VG)**

2 2 1

**Price:** $573,000
**Method:** Private Sale
**Date:** 24/08/2025
**Property Type:** Unit

Agent Comments



**4/24-26 Para Rd LOWER PLENTY 3093 (REI)**

3 1 1

**Price:** $640,111
**Method:** Private Sale
**Date:** 19/08/2025
**Property Type:** Unit

Agent Comments

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.



REIV THE DIFFERENCE | propertydata.com.au

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