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	14 Orr Lane, 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 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	4/30 Baldwin Av MONTMORENCY 3094	$959,500	14/10/2025
2	1/205 Rattray Rd MONTMORENCY 3094	$910,000	09/10/2025
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: 10/11/2025 16:56

14 Orr Lane, Montmorency Vic 3094

JellisCraig

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



3 2 1

Property Type: House (Res)
Land Size: 285 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending September 2025: $1,150,000

Comparable Properties



4/30 Baldwin Av MONTMORENCY 3094 (REI)

3 2 2

Price: $959,500
Method: Private Sale
Date: 14/10/2025
Rooms: 4
Property Type: Unit
Land Size: 324 sqm approx

Agent Comments



1/205 Rattray Rd MONTMORENCY 3094 (REI)

3 2 1

Price: $910,000
Method: Private Sale
Date: 09/10/2025
Property Type: House

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

REIV THE DIFFERENCE | propertydata.com.au

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