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	7 WOODRIDGE CLOSE 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	$840,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$922,500	Property type	House	Suburb	Montrose
Period-from	01 Nov 2024	to	31 Oct 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
2/5 HAMILTON CLOSE KILSYTH VIC 3137	$865,000	22-Sep-25
62 CHERYLNNE CRESCENT KILSYTH VIC 3137	$870,000	11-Jul-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: 14 November 2025

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2/5 HAMILTON CLOSE KILSYTH VIC 3137

4 2 2

Sold Price **$865,000** Sold Date **22-Sep-25**

Distance **0.55km**



62 CHERYLNNE CRESCENT KILSYTH VIC 3137

4 1 1

Sold Price **$870,000** Sold Date **11-Jul-25**

Distance **0.9km**

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

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