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	187 YORK ROAD 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	$900,000	&	$990,000

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
182 SWANSEA ROAD MOUNT EVELYN VIC 3796	$939,000	22-Oct-25
7 INVERNESS ROAD MOUNT EVELYN VIC 3796	$995,500	15-Aug-25
115 YORK ROAD MOUNT EVELYN VIC 3796	$912,880	23-Oct-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: 06 November 2025

Allan Dowdell
P 03 8761 0688
M 0412 688 560
E allan@bellrealestate.com.au



182 SWANSEA ROAD MOUNT EVELYN VIC 3796

3 1 2

Sold Price RS $939,000 Sold Date 22-Oct-25

Distance 0.66km



7 INVERNESS ROAD MOUNT EVELYN VIC 3796

4 2 4

Sold Price RS $995,500 Sold Date 15-Aug-25

Distance 1.03km



115 YORK ROAD MOUNT EVELYN VIC 3796

4 2 2

Sold Price RS $912,880 Sold Date 23-Oct-25

Distance 1.05km

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

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