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	3 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $1,330,000

Median sale price

Median price $1,152,500 Property Type House Suburb Montmorency

Period - From 12/12/2024 to 11/12/2025 Source Property Data

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	3 Alexander St MONTMORENCY 3094	$1,400,000	26/11/2025
2	37 Napier Cr MONTMORENCY 3094	$1,385,000	08/08/2025
3	50 Sackville St MONTMORENCY 3094	$1,310,000	24/06/2025

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: 12/12/2025 09:18

3 Olympic Avenue, Montmorency Vic 3094

JellisCraig

Courtney Fulco
03 9431 1222
0420 458 039
courtneyfulco@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 927 sqm approx

Agent Comments

Indicative Selling Price
$1,330,000
Median House Price
12/12/2024 - 11/12/2025: $1,152,500

Comparable Properties



3 Alexander St MONTMORENCY 3094 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 913 sqm approx

Agent Comments

37 Napier Cr MONTMORENCY 3094 (VG)

4 - -

Price: $1,385,000
Method: Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments

50 Sackville St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 24/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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