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	68 STEPHEN AVENUE 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	$830,000	&	$880,000

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
33 THE AVENUE MONTROSE VIC 3765	$870,000	13-Aug-25
17 GORDON AVENUE MONTROSE VIC 3765	$860,000	26-Jul-25
661 MT DANDENONG ROAD KILSYTH VIC 3137	$849,000	06-Aug-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: 24 November 2025

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33 THE AVENUE MONTROSE VIC 3765

4 1 2

Sold Price **$870,000** Sold Date **13-Aug-25**

Distance **1.88km**



17 GORDON AVENUE MONTROSE VIC 3765

3 1 2

Sold Price **$860,000** Sold Date **26-Jul-25**

Distance **1.34km**



661 MT DANDENONG ROAD KILSYTH VIC 3137

3 1 -

Sold Price **$849,000** Sold Date **06-Aug-25**

Distance **2.37km**

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

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