

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

127 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2025 to 30/06/2025 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 Wilson Av MONTMORENCY 3094	\$1,050,000	07/07/2025
2	70 Looker Rd MONTMORENCY 3094	\$990,000	28/06/2025
3	15 Grand Blvd MONTMORENCY 3094	\$1,010,000	27/02/2025

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:

13/08/2025 11:40

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

June quarter 2025: \$1,150,000



 3  1  2

Property Type: House

Land Size: 799 sqm approx

Agent Comments

Workshop/underhouse storage

Comparable Properties



4 Wilson Av MONTMORENCY 3094 (REI)

Agent Comments

 3  1  1

Price: \$1,050,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 590 sqm approx



70 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$990,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 564 sqm approx

15 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Private Sale

Date: 27/02/2025

Property Type: House (Res)

Land Size: 882 sqm approx

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