

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

11 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

Montmorency

Period - From

01/04/2026

to

30/06/2026

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	7 Koora Ct YALLAMBIE 3085	\$1,140,000	14/05/2026
2	85 Para Rd MONTMORENCY 3094	\$1,155,000	06/05/2026
3	267 Yallambie Rd YALLAMBIE 3085	\$1,100,000	05/05/2026

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:

03/09/2026 12:05

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,195,000



 4  2  2

Property Type: House

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



7 Koora Ct YALLAMBIE 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 572 sqm approx



85 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,155,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 533 sqm approx



267 Yallambie Rd YALLAMBIE 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 05/05/2026

Property Type: House

Land Size: 536 sqm approx