

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

6/54 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Montmorency

Period - From 12/06/2024

to

11/06/2025

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	2/20 Sylvan St MONTMORENCY 3094	\$692,000	27/05/2025
2	2a Fernside Av BRIAR HILL 3088	\$715,000	14/01/2025
3	6/30 Alexander St MONTMORENCY 3094	\$680,000	11/01/2025

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:

12/06/2025 11:33

6/54 Para Road, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

12/06/2024 - 11/06/2025: \$790,000



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/20 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$692,000

Method: Private Sale

Date: 27/05/2025

Property Type: Unit

Land Size: 144 sqm approx



2a Fernside Av BRIAR HILL 3088 (VG)

Agent Comments

2 - -

Price: \$715,000

Method: Sale

Date: 14/01/2025

Property Type: Flat/Unit/Apartment (Res)



6/30 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 11/01/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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