

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

3/50 Kelvin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$845,000

Property Type Townhouse

Suburb Montmorency

Period - From 19/06/2024

to

18/06/2025

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	2/50 Kelvin Av MONTMORENCY 3094	\$1,470,000	06/06/2025
2	10A Swan St ELTHAM 3095	\$1,410,000	03/05/2025
3	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025

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:

19/06/2025 13:14

3/50 Kelvin Avenue, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median Townhouse Price
19/06/2024 - 18/06/2025: \$845,000

Comparable Properties



2/50 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,470,000
Method: Private Sale
Date: 06/06/2025
Property Type: Unit



10A Swan St ELTHAM 3095 (REI)

Agent Comments

4 3 4

Price: \$1,410,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 617 sqm approx



1/44 Lilicur Rd MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 22/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 526 sqm approx

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



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