

# 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

17 Buena Vista Drive, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,950,000

### 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	26 Kelvin Av MONTMORENCY 3094	\$1,800,000	10/04/2025
2			
3			

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:

16/07/2025 12:24



**Rooms:** 6

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**26 Kelvin Av MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 10/04/2025

**Property Type:** House

**Land Size:** 535 sqm approx

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. An additional comparable property has sold within three kilometres of the property for sale in the last six months.