

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

2/9 Paton Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Montmorency

Period - From 01/01/2025

to

31/03/2025

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	2/20 Sylvan St MONTMORENCY 3094	\$692,000	27/05/2025
2	1/43 Edwards St LOWER PLENTY 3093	\$750,000	31/01/2025
3	2a Fernside Av BRIAR HILL 3088	\$715,000	14/01/2025

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:

04/06/2025 13:39



 2  1  2

Property Type: Unit
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 March quarter 2025: \$765,000

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



1/43 Edwards St LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000
Method: Private Sale
Date: 31/01/2025
Rooms: 4
Property Type: Unit
Land Size: 208 sqm approx



2a Fernside Av BRIAR HILL 3088 (VG)

Agent Comments

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Price: \$715,000
Method: Sale
Date: 14/01/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: (03) 9431 1243