

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

1/198 Sherbourne Road, Montmorency VIC 3094

Indicative selling price

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

Single price

\$739,950

Median sale price

Median price

\$846,250

Property Type

Unit

Suburb

Montmorency

Period - From

24/01/2025

to

23/07/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/35 Silver Street Eltham VIC	\$745,000	13/03/2025
2/192-196 Sherbourne Road Montmorency VIC	\$715,000	29/04/2025
6/45 Sherbourne Road Briar Hill	\$715,000	21/02/2025

This Statement of Information was prepared on:

24/07/2025