

# 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 Terrara Court, 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 \$1,290,000

&

\$1,390,000

### Median sale price

Median price \$1,150,000

Property Type House

Suburb Montmorency

Period - From 08/07/2024

to

07/07/2025

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	50 Sackville St MONTMORENCY 3094	\$1,310,000	24/06/2025
2	7 Ryans Rd ELTHAM 3095	\$1,365,000	02/06/2025
3	6 Kelvin Av MONTMORENCY 3094	\$1,375,000	07/04/2025

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:

08/07/2025 08:30

3 Terrara Court, Montmorency Vic 3094

Jellis  
Craig

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Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

08/07/2024 - 07/07/2025: \$1,150,000



3 2 4

Property Type: House  
Land Size: 651 sqm approx  
Agent Comments

## Comparable Properties

50 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,310,000  
Method: Private Sale  
Date: 24/06/2025  
Rooms: 6  
Property Type: House (Res)  
Land Size: 697 sqm approx



7 Ryans Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,365,000  
Method: Private Sale  
Date: 02/06/2025  
Property Type: House  
Land Size: 796 sqm approx



6 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000  
Method: Private Sale  
Date: 07/04/2025  
Rooms: 5  
Property Type: House (Res)  
Land Size: 636 sqm approx

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



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