

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

33 The Avenue, Montrose Vic 3765

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Montrose

Period - From

01/07/2024

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	206 Swansea Rd MOUNT EVELYN 3796	\$800,000	16/04/2025
2	180 Swansea Rd MOUNT EVELYN 3796	\$822,000	02/04/2025
3	23 Stradbroke Rd MONTROSE 3765	\$760,000	20/02/2025

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:

29/07/2025 15:49

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending June 2025: \$950,000



4 1 2

Property Type: House

Land Size: 899 sqm approx

Agent Comments

Comparable Properties



206 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 16/04/2025

Property Type: House

Land Size: 1618 sqm approx



180 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 1

Price: \$822,000

Method: Private Sale

Date: 02/04/2025

Property Type: House

Land Size: 1750 sqm approx



23 Stradbroke Rd MONTROSE 3765 (REI/VG)

Agent Comments

4 1 2

Price: \$760,000

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 839 sqm approx

Account - Jellis Craig | P: 03 9726 8888