## 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

25a Davey Road, Montmorency Vic 3094

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,140,000	Pro	operty Type	Hou	ISE		Suburb	Montmorency
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Ryans Rd ELTHAM 3095	\$1,365,000	02/06/2025
2	23 Rangeview Rd LOWER PLENTY 3093	\$1,390,000	20/05/2025
3	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025

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:

24/06/2025 13:34



25a Davey Road, Montmorency Vic 3094



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

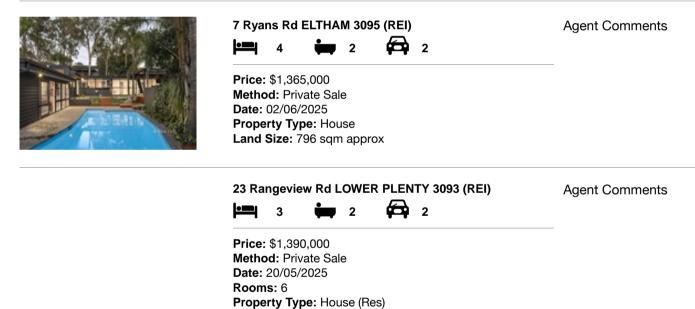




**Property Type:** House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending March 2025: \$1,140,000

# **Comparable Properties**





1/44 Lilicur Rd MONTMORENCY 3094 (REI)

**•••** 4 **••** 2 **•••** 2

Agent Comments

Price: \$1,380,000 Method: Private Sale Date: 22/04/2025 Rooms: 8 Property Type: House (Res) Land Size: 526 sqm approx

Land Size: 1307 sqm approx

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



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