

# 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

3/21 Helwig Avenue, 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

\$620,000

&

\$660,000

### Median sale price

Median price

\$738,750

Property Type

Unit

Suburb

Montmorency

Period - From

25/07/2024

to

24/07/2025

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	3/4 Wattle Av MONTMORENCY 3094	\$645,000	10/07/2025
2	1/17 Wattle Av MONTMORENCY 3094	\$630,000	29/05/2025
3	7/39 Main Rd LOWER PLENTY 3093	\$635,000	08/04/2025

**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:

25/07/2025 11:16



2 1 1

**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/4 Wattle Av MONTMORENCY 3094 (REI)**

**Agent Comments**

2 - 1

**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 10/07/2025

**Property Type:** Unit



**1/17 Wattle Av MONTMORENCY 3094 (VG)**

**Agent Comments**

2 - -

**Price:** \$630,000

**Method:** Sale

**Date:** 29/05/2025

**Property Type:** Flat/Unit/Apartment (Res)



**7/39 Main Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

2 1 1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 08/04/2025

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 174 sqm approx