# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

3/21 Helwig Avenue, Montmorency Vic 3094
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### Indicative selling price

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

Range between \$620,000	&	\$660,000
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### Median sale price

Median price	\$738,750	Pro	perty 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

Add	dress 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 comparableproperties 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



# **JellisCraig**

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**Indicative Selling Price** \$620,000 - \$660,000 **Median Unit Price** 25/07/2024 - 24/07/2025: \$738,750



Rooms: 3

Property Type: Unit **Agent Comments** 

# Comparable Properties



3/4 Wattle Av MONTMORENCY 3094 (REI)

Price: \$645,000

Method: Sold Before Auction

Date: 10/07/2025 Property Type: Unit **Agent Comments** 



1/17 Wattle Av MONTMORENCY 3094 (VG)





Agent Comments

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** 

Price: \$635,000 Method: Private Sale Date: 08/04/2025 Rooms: 3

Property Type: Unit

Land Size: 174 sqm approx

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





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