Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	309 MAIN ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$980,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	Montmorency
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
75 SACKVILLE STREET MONTMORENCY VIC 3094	$1,120,000	19-Jun-26
47 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094	$1,076,000	01-Apr-26
10 TAHLEE PLACE MONTMORENCY VIC 3094	-	01-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 September 2026

CONSUMER AFFAIRS VICTORIA

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75 SACKVILLE STREET MONTMORENCY VIC 3094

3 2 2

Sold Price RS $1,120,000 Sold Date 19-Jun-26

Distance 0.66km



47 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094

3 2 2

Sold Price $1,076,000 Sold Date 01-Apr-26

Distance 1.37km



10 TAHLEE PLACE MONTMORENCY VIC 3094

3 2 2

Sold Price RS UN - Sold Date 01-Jul-26

Distance 1.49km



35 NAPIER CRESCENT MONTMORENCY VIC 3094

3 2 2

Sold Price $1,125,000 Sold Date 17-Jun-26

Distance 0.79km



2 PALARA COURT MONTMORENCY VIC 3094

3 2 2

Sold Price RS $1,080,000 Sold Date 05-Sep-26

Distance 1.19km



85 PARA ROAD MONTMORENCY VIC 3094

3 3 3

Sold Price $1,155,000 Sold Date 06-May-26

Distance 1.3km

RS = Recent sale **UN** = Undisclosed Sale

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