

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

2/198 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$830,000 & \$850,000

Median sale price

Median price \$845,000 Property Type Townhouse Suburb Montmorency

Period - From 04/07/2024 to 03/07/2025 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	14/72 Bridge St ELTHAM 3095	\$838,777	15/05/2025
2	3/198 Sherbourne Rd MONTMORENCY 3094	\$885,000	07/05/2025
3	174 Sherbourne Rd MONTMORENCY 3094	\$840,000	13/04/2025

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:

04/07/2025 09:30



Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$850,000
Median Townhouse Price
04/07/2024 - 03/07/2025: \$845,000

Comparable Properties



14/72 Bridge St ELTHAM 3095 (REI)

Agent Comments



Price: \$838,777
Method: Private Sale
Date: 15/05/2025
Property Type: Townhouse (Single)
Land Size: 167 sqm approx



3/198 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 07/05/2025
Property Type: House



174 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 371 sqm approx