

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

1/103 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,430,000

&

\$1,530,000

Median sale price

Median price \$1,145,000

Property Type Townhouse

Suburb Montmorency

Period - From 21/01/2025

to

20/01/2026

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	1/29 Price Av MONTMORENCY 3094	\$1,737,500	24/09/2025
2	1/50 Kelvin Av MONTMORENCY 3094	\$1,470,000	13/08/2025
3			

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:

21/01/2026 09:56

1/103 Mountain View Road, Montmorency Vic 3094



Property Type:
Agent Comments

Indicative Selling Price
\$1,430,000 - \$1,530,000
Median Townhouse Price
21/01/2025 - 20/01/2026: \$1,145,000

Comparable Properties



1/29 Price Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,737,500
Method: Private Sale
Date: 24/09/2025
Property Type: Townhouse (Res)
Land Size: 364 sqm approx



1/50 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,470,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)

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.

Account - Ray White Eltham | P: 03 9431 3425



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