

## 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



**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)**



**Price:** \$1,737,500

**Method:** Private Sale

**Date:** 24/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 364 sqm approx

Agent Comments



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



**Price:** \$1,470,000

**Method:** Private Sale

**Date:** 13/08/2025

**Property Type:** Townhouse (Single)

Agent Comments

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