Statement of Information
Singleresidentialproperty located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	12B Montana Avenue, Mulgrave, Vic 3170

Indicative selling price

Forthemeaningofthispriceseeconsumer.vic.gov.au/underquoting

range between $1,300,000 & $1,400,000

Median sale price

Median price $870,500 Property type *Unit* Suburb Mulgrave

Period - From 01/07/2025 to 30/06/2026 Source PropTrack

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

A* ~~These arethe threepropertiessoldwithintwokilometresof thepropertyforsale 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
16A Valewood Drive, Mulgrave, VIC 3170	$1,415,000	06/06/2026
53b Wattle Grove, Mulgrave, VIC 3170	$1,405,000	02/05/2026

OR

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

This Statement of Information was prepared on: 30/07/2026