

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

5/10 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,280,000

&

\$1,360,000

Median sale price

Median price \$1,187,500

Property Type House

Suburb Montmorency

Period - From 02/09/2025

to

01/09/2026

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	4/19 Panorama Av LOWER PLENTY 3093	\$1,275,000	10/07/2026
2	2/15 Virginia Ct MONTMORENCY 3094	\$1,321,000	09/06/2026
3	6/10 Airlie Rd MONTMORENCY 3094	\$1,450,000	21/04/2026

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:

02/09/2026 11:52

5/10 Airlie Road, Montmorency Vic 3094



 4  

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
02/09/2025 - 01/09/2026: \$1,187,500

Comparable Properties



4/19 Panorama Av LOWER PLENTY 3093 (REI)

Agent Comments

 4  3  2

Price: \$1,275,000
Method: Private Sale
Date: 10/07/2026
Property Type: House



2/15 Virginia Ct MONTMORENCY 3094 (REI)

Agent Comments

 4  3  2

Price: \$1,321,000
Method: Private Sale
Date: 09/06/2026
Property Type: House
Land Size: 566 sqm approx



6/10 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,450,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House (Res)
Land Size: 384 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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