

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

36 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$865,000 & \$950,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Montmorency

Period - From 15/09/2025

to 14/09/2026

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	7 Sylvan St MONTMORENCY 3094	\$920,000	08/08/2026
2	66 Fernside Av BRIAR HILL 3088	\$930,000	23/06/2026
3	11 Sylvan St MONTMORENCY 3094	\$906,000	23/05/2026

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:

15/09/2026 14:21



Property Type:
Agent Comments

Indicative Selling Price
\$865,000 - \$950,000
Median House Price
15/09/2025 - 14/09/2026: \$1,180,000

Comparable Properties



7 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 08/08/2026
Property Type: House
Land Size: 892 sqm approx



66 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 23/06/2026
Property Type: House
Land Size: 496 sqm approx



11 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$906,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 892 sqm approx