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<br>Including suburb and postcode | 26 Gratten Road, Montrose Vic 3765 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $953,000 Property Type House Suburb Montrose

Period - From 01/01/2025 to 31/03/2025 Source REIV

## 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 | 19 Foulds Ct MONTROSE 3765 | $985,000 | 18/05/2025 |
| 2 | 46 Trevallyn Cl MONTROSE 3765 | $950,000 | 17/03/2025 |
| 3 | 16 Hakea Dr MONTROSE 3765 | $920,000 | 16/01/2025 |

**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: 25/06/2025 18:00

# 26 Gratten Road, Montrose Vic 3765




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**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 1198 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
March quarter 2025: $953,000

## Comparable Properties



**19 Foulds Ct MONTROSE 3765 (REI)**

4 2 4

**Price:** $985,000
**Method:** Private Sale
**Date:** 18/05/2025
**Property Type:** House (Res)
**Land Size:** 1044 sqm approx

Agent Comments

**46 Trevallyn Cl MONTROSE 3765 (VG)**

4 - -

**Price:** $950,000
**Method:** Sale
**Date:** 17/03/2025
**Property Type:** House (Res)
**Land Size:** 1523 sqm approx

Agent Comments



**16 Hakea Dr MONTROSE 3765 (REI/VG)**

4 2 3

**Price:** $920,000
**Method:** Private Sale
**Date:** 16/01/2025
**Property Type:** House
**Land Size:** 993 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9735 3300

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