

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

9-11 DORCHESTER AVENUE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Montrose

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

14 AILEEN AVENUE MONTROSE VIC 3765	\$1,030,000	10-Dec-25
187 YORK ROAD MONTROSE VIC 3765	\$975,000	05-Dec-25

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 6 months.

This Statement of Information was prepared on: 13 May 2026

Renata Illingworth

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E boronia@barryplant.com.au

**14 AILEEN AVENUE MONTROSE
VIC 3765**

🛋️ 4 🚿 3 🚗 2

Sold Price **\$1,030,000** Sold Date **10-Dec-25**Distance **0.94km****187 YORK ROAD MONTROSE VIC
3765**

🛋️ 7 🚿 3 🚗 5

Sold Price **\$975,000** Sold Date **05-Dec-25**Distance **1.21km****RS** = Recent sale**UN** = Undisclosed Sale

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