

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

2/63 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Montmorency

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	5/25 Alma St LOWER PLENTY 3093	\$722,000	08/01/2025
2	1/54 Kelvin Av MONTMORENCY 3094	\$900,000	21/12/2024
3	1/43 Para Rd MONTMORENCY 3094	\$816,000	26/10/2024

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:

26/05/2025 14:24



 3  2  2

Property Type: Townhouse
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
\$825,000
Median Unit Price
March quarter 2025: \$765,000

Comparable Properties



5/25 Alma St LOWER PLENTY 3093 (REI/VG)

Agent Comments

 3  1  2

Price: \$722,000
Method: Auction Sale
Date: 08/01/2025
Property Type: Unit
Land Size: 255 sqm approx



1/54 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000
Method: Private Sale
Date: 21/12/2024
Property Type: Unit
Land Size: 309 sqm approx



1/43 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  3

Price: \$816,000
Method: Private Sale
Date: 26/10/2024
Rooms: 4
Property Type: House (Res)
Land Size: 288 sqm approx

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