

# 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

1/12 Calrossie Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$860,000

### Median sale price

Median price \$789,250 Property Type Unit Suburb Montmorency

Period - From 01/10/2025 to 31/12/2025 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	4e Calrossie Av MONTMORENCY 3094	\$800,000	11/12/2025
2	1/8 Weidlich Rd ELTHAM NORTH 3095	\$780,000	27/11/2025
3	2/7 Campbell Rd BRIAR HILL 3088	\$875,000	20/10/2025

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:

05/03/2026 14:33



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**Property Type:** Unit  
**Land Size:** 244 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$820,000 - \$860,000  
**Median Unit Price**  
 December quarter 2025: \$789,250

## Comparable Properties

**4e Calrossie Av MONTMORENCY 3094 (VG)**

Agent Comments

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**Price:** \$800,000  
**Method:** Sale  
**Date:** 11/12/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**1/8 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

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**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** Unit  
**Land Size:** 383 sqm approx



**2/7 Campbell Rd BRIAR HILL 3088 (REI/VG)**

Agent Comments

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**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Rooms:** 5  
**Property Type:** Unit

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