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

Single price $815,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 01/01/2026 to 31/03/2026 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	1/14 Meadow Cr MONTMORENCY 3094	$880,000	21/03/2026
2	4e Calrossie Av MONTMORENCY 3094	$800,000	11/12/2025
3	1/8 Weidlich Rd ELTHAM NORTH 3095	$780,000	27/11/2025

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: 15/05/2026 12:37

1/12 Calrossie Avenue, Montmorency Vic 3094



3 1 1

Property Type: Unit
Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price
$815,000
Median Unit Price
March quarter 2026: $750,000

Comparable Properties



1/14 Meadow Cr MONTMORENCY 3094 (VG)

3 - -

Price: $880,000
Method: Sale
Date: 21/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4e Calrossie Av MONTMORENCY 3094 (VG)

3 - -

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

Agent Comments



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

3 1 1

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

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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