

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 2/7 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$700,000 & \$740,000

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	2/19 Alexander St MONTMORENCY 3094	\$690,000	18/10/2025
2	3/117 Mountain View Rd BRIAR HILL 3088	\$711,000	13/09/2025
3	2/20 Graeme Av MONTMORENCY 3094	\$701,000	05/08/2025

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: 04/02/2026 11:27



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Property Type: Unit
Land Size: 153 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$740,000
Median Unit Price
December quarter 2025: \$789,250

Comparable Properties



2/19 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$690,000
Method: Sold Before Auction
Date: 18/10/2025
Rooms: 3
Property Type: Unit
Land Size: 120 sqm approx



3/117 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

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Price: \$711,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 169 sqm approx



2/20 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

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Price: \$701,000
Method: Private Sale
Date: 05/08/2025
Property Type: House

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