

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

1/97 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$895,000 & \$960,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2026

to

30/06/2026

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	3/15 Ripper St MONTMORENCY 3094	\$902,000	10/07/2026
2	3/25 Starling St MONTMORENCY 3094	\$955,000	22/05/2026
3	1/16 Starling St MONTMORENCY 3094	\$897,500	16/03/2026

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:

10/08/2026 12:17



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$895,000 - \$960,000

Median Unit Price

June quarter 2026: \$750,000

Comparable Properties



3/15 Ripper St MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$902,000

Method: Private Sale

Date: 10/07/2026

Property Type: Unit



3/25 Starling St MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$955,000

Method: Private Sale

Date: 22/05/2026

Rooms: 4

Property Type: Unit

Land Size: 298 sqm approx



1/16 Starling St MONTMORENCY 3094 (VG)

Agent Comments

 3  -  -

Price: \$897,500

Method: Sale

Date: 16/03/2026

Property Type: Flat/Unit/Apartment (Res)

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