

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 \$850,000 & \$895,000

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	1/16 Starling St MONTMORENCY 3094	\$897,500	16/03/2026
2	5/24-26 Para Rd LOWER PLENTY 3093	\$885,000	05/09/2026
3	3/15 Ripper St MONTMORENCY 3094	\$902,000	10/07/2026

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:

15/09/2026 16:34



 3  2  2

Property Type: Unit
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$895,000
Median Unit Price
June quarter 2026: \$750,000

Comparable Properties

1/16 Starling St MONTMORENCY 3094 (REI)

Agent Comments

 3  1  2

Price: \$897,500
Method:
Date: 16/03/2026
Property Type: House



5/24-26 Para Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$885,000
Method: Private Sale
Date: 05/09/2026
Property Type: Unit
Land Size: 334 sqm approx



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

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