

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

37 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,155,000 Property Type House 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.

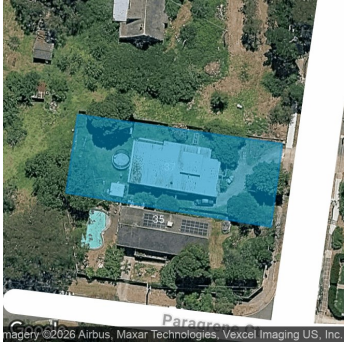
	Address of comparable property	Price	Date of sale
1	77 Sackville St MONTMORENCY 3094	\$1,180,000	31/03/2026
2	35 Cressy St MONTMORENCY 3094	\$1,180,000	13/01/2026
3	1 Robert St MONTMORENCY 3094	\$1,010,000	27/11/2025

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:

13/04/2026 12:54



 4
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Property Type: House
Land Size: 865 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2026: \$1,155,000

Comparable Properties



77 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

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  2

Price: \$1,180,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 793 sqm approx



35 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$1,180,000
Method: Private Sale
Date: 13/01/2026
Rooms: 8
Property Type: House (Res)
Land Size: 750 sqm approx



1 Robert St MONTMORENCY 3094 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,010,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 918 sqm approx

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