

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

2/29 Price Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,600,000

&

\$1,650,000

Median sale price

Median price

\$872,500

Property Type

Townhouse

Suburb

Montmorency

Period - From

21/10/2024

to

20/10/2025

Source

Property Data

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	1/29 Price Av MONTMORENCY 3094	\$1,737,500	24/09/2025
2	16 Coventry St MONTMORENCY 3094	\$1,970,000	08/09/2025
3	2/12 Hoban Av MONTMORENCY 3094	\$1,460,000	25/07/2025

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:

21/10/2025 09:14



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median Townhouse Price
21/10/2024 - 20/10/2025: \$872,500

Comparable Properties



1/29 Price Av MONTMORENCY 3094 (REI)

Agent Comments

 4  3  2

Price: \$1,737,500
Method: Private Sale
Date: 24/09/2025
Property Type: Townhouse (Res)
Land Size: 364 sqm approx



16 Coventry St MONTMORENCY 3094 (REI)

Agent Comments

 4  3  3

Price: \$1,970,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 360 sqm approx



2/12 Hoban Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000
Method: Private Sale
Date: 25/07/2025
Property Type: Townhouse (Single)

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