## 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	2/29 Price Avenue, Montmorency Vic 3094
Including suburb and	•
postcode	

### Indicative selling price

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

Range between \$1,600,000	&	\$1,650,000
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### Median sale price

Median price	\$872,500	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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













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)

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4







**Agent Comments** 

**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)

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4





**)** 3

**Agent Comments** 

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)

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1





**4** 

Agent Comments

**Price:** \$1,460,000 **Method:** Private Sale **Date:** 25/07/2025

Property Type: Townhouse (Single)

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





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