

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

Single price

\$1,595,000

Median sale price

Median price

\$1,180,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

22/05/2025

to

21/05/2026

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 | 3/7 Springfield St BRIAR HILL 3088 | \$1,480,000 | 14/03/2026 |
| 2 | 1/7 Springfield St BRIAR HILL 3088 | \$1,487,000 | 22/12/2025 |
| 3 | 1/29 Price Av MONTMORENCY 3094 | \$1,737,500 | 24/09/2025 |

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:

22/05/2026 15:44



 4  3  2

Property Type: Townhouse

Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price

\$1,595,000

Median Townhouse Price

22/05/2025 - 21/05/2026: \$1,180,000

Comparable Properties



3/7 Springfield St BRIAR HILL 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,480,000

Method: Private Sale

Date: 14/03/2026

Property Type: Townhouse (Single)



1/7 Springfield St BRIAR HILL 3088 (VG)

Agent Comments

 4  -  -

Price: \$1,487,000

Method: Sale

Date: 22/12/2025

Property Type: Flat/Unit/Apartment (Res)



1/29 Price Av MONTMORENCY 3094 (REI/VG)

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

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