

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

5/41 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$520,000

&

\$572,000

Median sale price

Median price

\$789,250

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2025

to

31/12/2025

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.

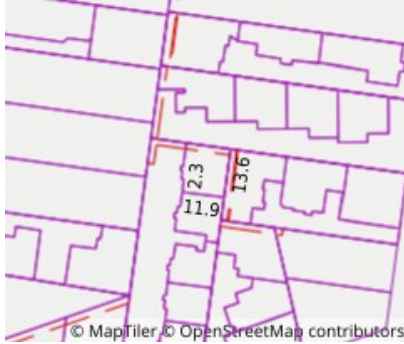
	Address of comparable property	Price	Date of sale
1	10/29 Main Rd LOWER PLENTY 3093	\$470,000	17/01/2026
2	1/64 Para Rd MONTMORENCY 3094	\$525,000	11/11/2025
3	4/6 Alexandra St GREENSBOROUGH 3088	\$590,000	07/11/2025

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:

18/03/2026 11:30



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Property Type: Unit
Land Size: 172 sqm approx
Agent Comments

Indicative Selling Price
 \$520,000 - \$572,000
Median Unit Price
 December quarter 2025: \$789,250

Comparable Properties

10/29 Main Rd LOWER PLENTY 3093 (VG)

Agent Comments

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Price: \$470,000
Method: Sale
Date: 17/01/2026
Property Type: Flat/Unit/Apartment (Res)



1/64 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$525,000
Method: Private Sale
Date: 11/11/2025
Property Type: Unit



4/6 Alexandra St GREENSBOROUGH 3088 (VG)

Agent Comments

 2  -  -

Price: \$590,000
Method: Sale
Date: 07/11/2025
Property Type: Flat/Unit/Apartment (Res)

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