

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

2/16 Starling Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Montmorency

Period - From 01/04/2026

to

30/06/2026

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	2/60 Warwick Rd GREENSBOROUGH 3088	\$700,000	23/06/2026
2	4/36 Station Rd MONTMORENCY 3094	\$725,000	04/06/2026
3	8/83 Nell St GREENSBOROUGH 3088	\$675,000	26/03/2026

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:

12/08/2026 11:51



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Property Type: Unit
Land Size: 165 sqm approx
Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 June quarter 2026: \$750,000

Comparable Properties



2/60 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 23/06/2026
Property Type: Unit



4/36 Station Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$725,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit



8/83 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 2

Price: \$675,000
Method: Private Sale
Date: 26/03/2026
Rooms: 3
Property Type: Unit

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