

# 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

6 The Boulevard, Montrose Vic 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$980,000 Property Type House Suburb Montrose

Period - From 01/01/2025 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	30 Richards Rd MONTROSE 3765	\$962,700	22/01/2026
2	30 Greenhills Av MONTROSE 3765	\$1,185,000	09/12/2025
3	466 Sheffield Rd MONTROSE 3765	\$945,000	11/10/2025

**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.~~

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3 2 2

**Property Type:** House  
**Land Size:** 896 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
Year ending December 2025: \$980,000

## Comparable Properties



**30 Richards Rd MONTROSE 3765 (REI)**

**Agent Comments**

3 2 2

**Price:** \$962,700  
**Method:** Private Sale  
**Date:** 22/01/2026  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**30 Greenhills Av MONTROSE 3765 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 1372 sqm approx



**466 Sheffield Rd MONTROSE 3765 (REI)**

**Agent Comments**

3 2 4

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 11/10/2025  
**Property Type:** House  
**Land Size:** 1627 sqm approx

Account - Marshall White | P: 03 9822 9999



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