

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

149 York Road, Montrose Vic 3765

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$967,500 Property Type House Suburb Montrose

Period - From 01/10/2024 to 30/09/2025 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	1b Marcus St MOUNT EVELYN 3796	\$860,000	24/11/2025
2	290a Swansea Rd MOUNT EVELYN 3796	\$870,000	12/11/2025
3	115-117 Commercial Rd MOUNT EVELYN 3796	\$831,000	15/08/2025

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:

03/12/2025 12:31



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2025: \$967,500

Comparable Properties



1b Marcus St MOUNT EVELYN 3796 (REI)

Agent Comments

4 2 -

Price: \$860,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 864 sqm approx



290a Swansea Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 -

Price: \$870,000

Method: Private Sale

Date: 12/11/2025

Property Type: House

Land Size: 1215 sqm approx



115-117 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments

4 1 2

Price: \$831,000

Method: Private Sale

Date: 15/08/2025

Property Type: House

Land Size: 2024 sqm approx

Account - Jellis Craig | P: 03 9726 8888