

## 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

17 BROWNS ROAD MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$946,250

Property type

House

Suburb

Montrose

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

234 SHEFFIELD ROAD MONTROSE VIC 3765	\$1,290,000	10-Oct-25
10 ERITH LANE KALORAMA VIC 3766	\$1,220,000	15-Dec-25
7 FERN GLEN AVENUE MOUNT DANDENONG VIC 3767	\$1,210,000	16-Sep-25

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 6 months.~~

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**234 SHEFFIELD ROAD MONTROSE VIC 3765** Sold Price **\$1,290,000** Sold Date **10-Oct-25**

4 3 3

Distance **2.29km**



**10 ERITH LANE KALORAMA VIC 3766** Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **15-Dec-25**

4 2 2

Distance **1.19km**



**7 FERN GLEN AVENUE MOUNT DANDENONG VIC 3767** Sold Price **\$1,210,000** Sold Date **16-Sep-25**

7 3 4

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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