

# 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

51 Belvedere Drive, 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 \$1,790,000 & \$1,890,000

### 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	9 Swansea Rd MONTROSE 3765	\$1,760,000	25/12/2025
2	378 Cambridge Rd MONTROSE 3765	\$1,750,000	06/12/2025
3	1035 Mt Dandenong Tourist Rd MONTROSE 3765	\$1,710,000	12/09/2025

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:

04/02/2026 09:23

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**Indicative Selling Price**

\$1,790,000 - \$1,890,000

**Median House Price**

Year ending December 2025: \$980,000



4 2 4

**Property Type:** House

**Land Size:** 4651 sqm approx

Agent Comments

## Comparable Properties



**9 Swansea Rd MONTROSE 3765 (REI)**

Agent Comments

4 2 4

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 25/12/2025

**Property Type:** House

**Land Size:** 1027 sqm approx



**378 Cambridge Rd MONTROSE 3765 (REI)**

Agent Comments

4 3 4

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 06/12/2025

**Property Type:** House

**Land Size:** 2262 sqm approx



**1035 Mt Dandenong Tourist Rd MONTROSE 3765 (VG)**

Agent Comments

5 - -

**Price:** \$1,710,000

**Method:** Sale

**Date:** 12/09/2025

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 7477 sqm approx

Account - Jellis Craig | P: 03 9726 8888