

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

296 SHEFFIELD ROAD MONTROSE VIC 3765

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Montrose

Period-from

01 Dec 2024

to

30 Nov 2025

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

806 MT DANDENONG ROAD MONTROSE VIC 3765	\$1,050,000	09-Sep-25
61-63 KERR CRESCENT MONTROSE VIC 3765	\$1,025,000	29-Oct-25
9 JANE COURT KILSYTH SOUTH VIC 3137	\$1,010,000	26-Aug-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.~~

This Statement of Information was prepared on: 02 December 2025



806 MT DANDENONG ROAD
MONTROSE VIC 3765

3 2 -

Sold Price ^{RS} \$1,050,000 Sold Date 09-Sep-25
Distance 1.58km



61-63 KERR CRESCENT MONTROSE
VIC 3765

4 2 2

Sold Price ^{RS} \$1,025,000 Sold Date 29-Oct-25
Distance 1.69km



9 JANE COURT KILSYTH SOUTH
VIC 3137

3 2 6

Sold Price \$1,010,000 Sold Date 26-Aug-25
Distance 2.24km



98 CHERYLNNE CRESCENT
KILSYTH VIC 3137

3 2 3

Sold Price ^{RS} \$980,000 Sold Date 23-Oct-25
Distance 1.82km



9 FLINDERS COURT KILSYTH VIC
3137

3 1 2

Sold Price \$1,040,000 Sold Date 03-Sep-25
Distance 1.94km

RS = Recent sale UN = Undisclosed Sale

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