

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 37 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	3 Olympic Av MONTMORENCY 3094	\$1,300,000	18/12/2025
2	2 Wooded Way MONTMORENCY 3094	\$1,375,000	05/12/2025
3	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025

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: 17/02/2026 08:59



 5  2  1

Rooms: 9

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

17/02/2025 - 16/02/2026: \$1,180,000

Comparable Properties



3 Olympic Av MONTMORENCY 3094 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 927 sqm approx



2 Wooded Way MONTMORENCY 3094 (REI)

Agent Comments

 4  1  4

Price: \$1,375,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 671 sqm approx



91 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res)

Land Size: 571 sqm approx