

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	21 Ash Grove, Montrose Vic 3765
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Indicative selling price

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

Range between	\$730,000	&	\$780,000
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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		
2		
3		

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.

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 2  1  2

Property Type: House
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median House Price

Year ending December 2025: \$980,000

Comparable Properties

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.

Account - Jellis Craig | P: 03 9870 6211



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