

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

11 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,975,000 & \$2,150,000

Median sale price

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

Period - From 16/03/2025 to 15/03/2026 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	1 Bridge Cr MONTMORENCY 3094	\$2,250,000	06/02/2026
2	30 Nerreman Gateway ELTHAM 3095	\$1,900,000	28/10/2025
3	3 Kinnear Ct MONTMORENCY 3094	\$2,400,000	23/10/2025

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: 16/03/2026 14:47

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au



 5  3  4

Rooms: 9

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,975,000 - \$2,150,000

Median House Price

16/03/2025 - 15/03/2026: \$1,180,000

Comparable Properties



1 Bridge Cr MONTMORENCY 3094 (REI)

Agent Comments

 4  3  6

Price: \$2,250,000

Method: Private Sale

Date: 06/02/2026

Property Type: House

Land Size: 729 sqm approx



30 Nerreman Gateway ELTHAM 3095 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,900,000

Method: Private Sale

Date: 28/10/2025

Rooms: 8

Property Type: House (Res)

Land Size: 830 sqm approx



3 Kinnear Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size: 790 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.