

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

4 WINTON COURT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Montrose

Period-from

01 Mar 2025

to

28 Feb 2026

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

39 ALPINE WAY KILSYTH VIC 3137	\$1,470,000	30-Dec-25
8 LINLEY COURT KILSYTH VIC 3137	\$1,250,000	28-Jan-26

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: 24 March 2026

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39 ALPINE WAY KILSYTH VIC 3137 Sold Price **\$1,470,000** Sold Date **30-Dec-25**

 4  3  2

Distance **0.59km**



8 LINLEY COURT KILSYTH VIC 3137 Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **28-Jan-26**

 3  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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