

# 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

47 Mountain View Road, Montmorency VIC 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,020,000

### Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Montmorency

Period - From

20/09/2025

to

19/03/2026

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Ayr Court, Briar Hill VIC 3088	\$990,000	24/01/2026
3 Riverina Road, Montmorency VIC 3094	\$1,060,000	07/12/2025
4/30 Baldwin Avenue, Montmorency VIC 3094	\$959,500	14/10/2025

This Statement of Information was prepared on:

20/03/2026