

# 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

1/15 Paton Street, 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

\$820,000

&

\$880,000

### Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Montmorency

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	2/113 Rattray Rd MONTMORENCY 3094	\$836,000	28/02/2026
2	5/21 Alma St LOWER PLENTY 3093	\$851,650	03/12/2025
3	2/6 Graeme Av MONTMORENCY 3094	\$859,000	22/11/2025

**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:

06/03/2026 10:29



3 1 1

**Property Type:** Townhouse  
(Single)  
**Land Size:** 230 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median Unit Price**  
Year ending December 2025: \$755,000

## Comparable Properties



2/113 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

2 2 1

**Price:** \$836,000  
**Method:** Private Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Single)



5/21 Alma St LOWER PLENTY 3093 (REI)

Agent Comments

3 1 1

**Price:** \$851,650  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Unit  
**Land Size:** 284 sqm approx



2/6 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 1

**Price:** \$859,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** Unit  
**Land Size:** 187 sqm approx

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