

# 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

3/25 Starling 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

\$950,000

&

\$1,020,000

### Median sale price

Median price

\$797,500

Property Type

Unit

Suburb

Montmorency

Period - From

07/10/2025

to

06/04/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
4/30 Baldwin Avenue Montmorency VIC	\$959,500	14/10/2025
1/16 Starling Street Montmorency VIC	\$897,500	16/03/2026

This Statement of Information was prepared on:

07/04/2026