

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

85 PARA ROAD MONTMORENCY VIC 3094

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Montmorency

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

26 ALEXANDER STREET MONTMORENCY VIC 3094	\$1,255,000	18-Dec-25
29 FRICKER AVENUE GREENSBOROUGH VIC 3088	\$1,195,000	31-Jan-26
191 HICKLING AVENUE GREENSBOROUGH VIC 3088	\$1,200,000	26-Nov-25

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: 30 March 2026



**26 ALEXANDER STREET
MONTMORENCY VIC 3094**

 4  2  2

Sold Price **\$1,255,000** Sold Date **18-Dec-25**

Distance **0.33km**



**29 FRICKER AVENUE
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,195,000** Sold Date **31-Jan-26**

Distance **0.43km**



**191 HICKLING AVENUE
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,200,000** Sold Date **26-Nov-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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