

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 75 Sackville Street, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,155,000 Property Type House Suburb Montmorency

Period - From 01/04/2025 to 31/03/2026 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	77 Sackville St MONTMORENCY 3094	\$1,180,000	31/03/2026
2	102 Rattray Rd MONTMORENCY 3094	\$1,225,000	19/02/2026
3	35 Cressy St MONTMORENCY 3094	\$1,180,000	13/01/2026

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: 23/04/2026 15:03



 4
  2
  2

Property Type: House (Res)

Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,155,000

Comparable Properties



77 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

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  2

Price: \$1,180,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 793 sqm approx



102 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$1,225,000

Method: Private Sale

Date: 19/02/2026

Property Type: House

Land Size: 720 sqm approx



35 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

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  2

Price: \$1,180,000

Method: Private Sale

Date: 13/01/2026

Rooms: 8

Property Type: House (Res)

Land Size: 750 sqm approx

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