

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

2/64 RATTRAY 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Apr 2025

to

31 Mar 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

2/49 RATTRAY ROAD MONTMORENCY VIC 3094	\$775,000	06-Feb-26
5/97 RATTRAY ROAD MONTMORENCY VIC 3094	\$750,000	10-Feb-26
3/10 WELLINGTON STREET MONTMORENCY VIC 3094	\$782,000	01-Mar-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: 22 April 2026



**2/49 RATTRAY ROAD
MONTMORENCY VIC 3094**

 2  1  1

Sold Price **\$775,000** Sold Date **06-Feb-26**

Distance **0.2km**



**5/97 RATTRAY ROAD
MONTMORENCY VIC 3094**

 2  1  1

Sold Price **\$750,000** Sold Date **10-Feb-26**

Distance **0.34km**



**3/10 WELLINGTON STREET
MONTMORENCY VIC 3094**

 2  1  1

Sold Price **\$782,000** Sold Date **01-Mar-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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