

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

4/192-196 Sherbourne Road, Montmorency VIC 3094

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Montmorency

Period - From

12/10/2025

to

12/04/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/192 Sherbourne Road Montmorency VIC	\$763,500	03/11/2025
4/852 Main Road Eltham VIC	\$745,000	15/02/2026
5/852 Main Road Eltham VIC	\$773,000	01/04/2026

This Statement of Information was prepared on:

13/04/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.