

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

386-388 SHEFFIELD ROAD MONTROSE VIC 3765

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Farm

Suburb

Montrose

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

4 LEWIS ROAD MONTROSE VIC 3765	\$1,320,000	25-Sep-25
285 SHEFFIELD ROAD MONTROSE VIC 3765	\$1,000,000	01-Jul-25
102-104 RIDGE ROAD MOUNT DANDENONG VIC 3767	\$1,200,000	29-Jan-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: 07 April 2026

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**4 LEWIS ROAD MONTROSE VIC 3765**

3 2 2

Sold Price

\$1,320,000

Sold Date

25-Sep-25

Distance

1.04km**285 SHEFFIELD ROAD MONTROSE VIC 3765**

3 1 2

Sold Price

\$1,000,000

Sold Date

01-Jul-25

Distance

1.09km**102-104 RIDGE ROAD MOUNT DANDENONG VIC 3767**

3 2 4

Sold Price

\$1,200,000

Sold Date

29-Jan-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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