

## 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

76 BELVEDERE DRIVE MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

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

187 YORK ROAD MONTROSE VIC 3765	\$975,000	05-Dec-25
2 DOREEN COURT MONTROSE VIC 3765	\$1,000,000	26-Nov-25
14 AILEEN AVENUE MONTROSE VIC 3765	\$1,030,000	10-Dec-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: 20 April 2026



**187 YORK ROAD MONTROSE VIC 3765**

Sold Price **\$975,000** Sold Date **05-Dec-25**

7 3 5

Distance **1.34km**



**2 DOREEN COURT MONTROSE VIC 3765**

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

4 3 3

Distance **1.71km**



**14 AILEEN AVENUE MONTROSE VIC 3765**

Sold Price **\$1,030,000** Sold Date **10-Dec-25**

4 3 2

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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