

## 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

1029-1031 MT DANDENONG TOURIST ROAD 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

\$1,650,000

&

\$1,750,000

### 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

9 SWANSEA ROAD MONTROSE VIC 3765	\$1,760,000	24-Dec-25
14 HENRY STREET MONTROSE VIC 3765	\$1,731,500	04-Feb-26
18 MARNE ROAD MOUNT EVELYN VIC 3796	\$1,650,000	05-Jan-26

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: 27 April 2026

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**9 SWANSEA ROAD MONTROSE  
VIC 3765**

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Sold Price **\$1,760,000** Sold Date **24-Dec-25**Distance **1.2km****14 HENRY STREET MONTROSE VIC  
3765**

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Sold Price **\$1,731,500** Sold Date **04-Feb-26**Distance **1.3km****18 MARNE ROAD MOUNT EVELYN  
VIC 3796**

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Sold Price <sup>RS</sup> **\$1,650,000** <sup>UN</sup> Sold Date **05-Jan-26**Distance **2.28km****RS** = Recent sale**UN** = Undisclosed Sale

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