

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

3 RYRIE COURT 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Montmorency

Period-from

01 Feb 2025

to

31 Jan 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

35 ADAM CRESCENT MONTMORENCY VIC 3094	1550000	30-Aug-25
37 FRICKER AVENUE GREENSBOROUGH VIC 3088	1530000	13-Nov-25
11A GUYMER COURT MONTMORENCY VIC 3094	1562000	26-Sep-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: 03 February 2026



**35 ADAM CRESCENT
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **1550000** Sold Date **30-Aug-25**

Distance **0.77km**



**37 FRICKER AVENUE
GREENSBOROUGH VIC 3088**

 4  3  2

Sold Price **1530000** Sold Date **13-Nov-25**

Distance **1.64km**



**11A GUYMER COURT
MONTMORENCY VIC 3094**

 4  2  2

Sold Price **1562000** Sold Date **26-Sep-25**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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