

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 2/113 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$789,250 Property Type Unit Suburb Montmorency

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/35 Beaconsfield Rd BRIAR HILL 3088	\$795,000	13/12/2025
2	4/28 Hoban Av MONTMORENCY 3094	\$815,000	20/11/2025
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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 six months.

This Statement of Information was prepared on: 19/02/2026 09:45



Rooms: 5
Property Type: Townhouse (Res)
Land Size: 140 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
December quarter 2025: \$789,250

Comparable Properties

1/35 Beaconsfield Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 503 sqm approx



4/28 Hoban Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 20/11/2025
Property Type: Unit
Land Size: 278 sqm approx

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 six months.