

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

77 Sackville Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Montmorency

Period - From 01/01/2025 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	26 Alexander St MONTMORENCY 3094	\$1,255,000	18/12/2025
2	130 Grand Blvd MONTMORENCY 3094	\$1,295,000	19/10/2025
3	26 Alexander St MONTMORENCY 3094	\$1,261,500	15/10/2025

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: 12/02/2026 09:58



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2025: \$1,150,000

Comparable Properties



26 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,255,000
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 670 sqm approx



130 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,295,000
Method: Private Sale
Date: 19/10/2025
Property Type: House
Land Size: 579 sqm approx



26 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,261,500
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 670 sqm approx

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