

# 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

1/14 Meadow Crescent, Montmorency VIC 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

### Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Montmorency

Period - From

05/08/2025

to

04/02/2026

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Baldwin Avenue Montmorency VIC	\$859,000	04/11/2025
2/6 Graeme Avenue Montmorency VIC	\$859,000	22/11/2025
2/183 Ryans Road Eltham North VIC	\$881,000	11/10/2025

This Statement of Information was prepared on:

05/02/2026