

# 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

2/26 Virginia Court, Montmorency Vic 3094

### Indicative selling price

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

Single price

\$1,120,000

### Median sale price

Median price

\$1,175,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

10/02/2025

to

09/02/2026

Source

Property Data

### 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	1/37 Starling St MONTMORENCY 3094	\$1,180,000	05/10/2025
3	1/211 Rattray Rd MONTMORENCY 3094	\$1,170,000	01/10/2025

**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:

10/02/2026 09:33



4   2   2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,120,000

**Median Townhouse Price**

10/02/2025 - 09/02/2026: \$1,175,000

## 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



**1/37 Starling St MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 05/10/2025

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 336 sqm approx



**1/211 Rattray Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 01/10/2025

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 468 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192