

# 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

1/87 Rattray Road, 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 \$900,000 & \$990,000

### 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 | 1/38 Mountain View Rd MONTMORENCY 3094 | \$910,000 | 22/11/2025   |
| 2 | 4/30 Baldwin Av MONTMORENCY 3094       | \$959,500 | 14/10/2025   |
| 3 | 1/205 Rattray Rd MONTMORENCY 3094      | \$910,000 | 09/10/2025   |

**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:

26/02/2026 14:47



3 2 2

**Property Type:** House  
**Land Size:** 282 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
Year ending December 2025: \$1,150,000

## Comparable Properties

1/38 Mountain View Rd MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

3 1 2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Unit  
**Land Size:** 272 sqm approx



4/30 Baldwin Av MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

3 2 2

**Price:** \$959,500  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 324 sqm approx



1/205 Rattray Rd MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

3 2 1

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House

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