

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 5 Kelvin Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price \$1,450,000

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	1/7 Springfield St BRIAR HILL 3088	\$1,487,000	22/12/2025
2	12 Terrigal PI GREENSBOROUGH 3088	\$1,420,500	06/12/2025
3	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025

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:

02/03/2026 10:38



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Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
Year ending December 2025: \$1,150,000

Comparable Properties



1/7 Springfield St BRIAR HILL 3088 (VG)

[Agent Comments](#)

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Price: \$1,487,000
Method: Sale
Date: 22/12/2025
Property Type: Flat/Unit/Apartment (Res)



12 Terrigal PI GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,420,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 792 sqm approx



91 Rattray Rd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,400,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 571 sqm approx