

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

208 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2025

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	176 Rattray Rd MONTMORENCY 3094	\$850,000	18/12/2025
2	310 Main Rd LOWER PLENTY 3093	\$870,000	02/09/2025
3			

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:

27/02/2026 11:59



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2025: \$1,060,000

Comparable Properties



176 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 912 sqm approx



310 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 721 sqm approx

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.