

# 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

2/165 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 \$850,000 & \$900,000

### Median sale price

Median price \$789,250 Property Type Unit 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	1/58 Para Rd MONTMORENCY 3094	\$852,500	25/01/2026
2	5/21 Alma St LOWER PLENTY 3093	\$851,650	03/12/2025
3	6/28 Para Rd LOWER PLENTY 3093	\$861,000	30/09/2025

**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:

27/02/2026 12:24



3   1   2

**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 382 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
December quarter 2025: \$789,250

## Comparable Properties



1/58 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3   1   3

**Price:** \$852,500  
**Method:** Private Sale  
**Date:** 25/01/2026  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 338 sqm approx



5/21 Alma St LOWER PLENTY 3093 (REI/VG)

Agent Comments

3   1   1

**Price:** \$851,650  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Unit  
**Land Size:** 284 sqm approx



6/28 Para Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

3   1   2

**Price:** \$861,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** Unit  
**Land Size:** 276 sqm approx