

## 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

140 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Montmorency

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

70 AIRLIE ROAD MONTMORENCY VIC 3094	\$1,185,000	22-Oct-25
15 REICHEL T AVENUE MONTMORENCY VIC 3094	\$1,230,000	13-Aug-25
26 ALEXANDER STREET MONTMORENCY VIC 3094	\$1,261,500	16-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 22 January 2026



**70 AIRLIE ROAD MONTMORENCY  
VIC 3094**

 4  2  2

Sold Price

**\$1,185,000**

Sold Date

**22-Oct-25**

Distance

**0.87km**



**15 REICHEL T AVENUE  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price

**\$1,230,000**

Sold Date

**13-Aug-25**

Distance

**0.94km**



**26 ALEXANDER STREET  
MONTMORENCY VIC 3094**

 4  2  2

Sold Price

**\$1,261,500**

Sold Date

**16-Oct-25**

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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