

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 Kara Court, Montrose Vic 3765

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$980,000 Property Type House Suburb Montrose

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	68 Stephen Av MONTROSE 3765	\$870,000	12/12/2025
2	280 Cambridge Rd KILSYTH 3137	\$862,000	06/12/2025
3	30 Stephen Av MONTROSE 3765	\$875,000	14/10/2025

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:

05/03/2026 13:35

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Indicative Selling Price

\$850,000 - \$895,000

Median House Price

Year ending December 2025: \$980,000



 4  1  2

Property Type: House

Land Size: 873 sqm approx

Agent Comments

Comparable Properties



68 Stephen Av MONTROSE 3765 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 1003 sqm approx



280 Cambridge Rd KILSYTH 3137 (REI)

Agent Comments

 4  2  2

Price: \$862,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 869 sqm approx



30 Stephen Av MONTROSE 3765 (REI/VG)

Agent Comments

 3  2  3

Price: \$875,000

Method: Private Sale

Date: 14/10/2025

Property Type: House

Land Size: 1004 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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