

## 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 ST GEORGES AVENUE MONTROSE VIC 3765

### 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$956,000

Property type

House

Suburb

Montrose

Period-from

01 Feb 2025

to

31 Jan 2026

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

7 ST GEORGES AVENUE MONTROSE VIC 3765	\$1,400,000	15-Oct-25
478 SHEFFIELD ROAD MONTROSE VIC 3765	\$1,410,500	04-Sep-25
36 MARSHALL TERRACE MONTROSE VIC 3765	\$1,370,000	17-Jan-26

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: 03 February 2026

Allan Dowdell

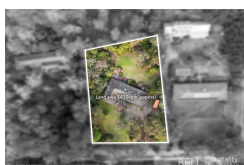
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**7 ST GEORGES AVENUE  
MONTROSE VIC 3765**

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Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **15-Oct-25**Distance **0.03km****478 SHEFFIELD ROAD MONTROSE  
VIC 3765**

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Sold Price **\$1,410,500** Sold Date **04-Sep-25**Distance **0.43km****36 MARSHALL TERRACE  
MONTROSE VIC 3765**

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Sold Price <sup>RS</sup> **\$1,370,000** Sold Date **17-Jan-26**Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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