

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

3/435 MAIN ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Mar 2025

to

28 Feb 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

2/63 LOOKER ROAD MONTMORENCY VIC 3094	\$701,500	12-Mar-26
2/9 PATON STREET MONTMORENCY VIC 3094	\$720,000	30-Sep-25
3/545-547 MAIN ROAD ELTHAM VIC 3095	\$550,000	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: 19 March 2026



**2/63 LOOKER ROAD
MONTMORENCY VIC 3094**

2 1 1

Sold Price ^{RS} **\$701,500** Sold Date **12-Mar-26**

Distance **1.55km**



**2/9 PATON STREET
MONTMORENCY VIC 3094**

2 1 2

Sold Price **\$720,000** Sold Date **30-Sep-25**

Distance **1.7km**



**3/545-547 MAIN ROAD ELTHAM
VIC 3095**

2 1 1

Sold Price **\$550,000** Sold Date **16-Oct-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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