

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

1/11 Graeme Avenue, Montmorency VIC 3094

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Montmorency

Period - From

12/10/2025

to

11/04/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Baldwin Avenue, Montmorency VIC 3094	\$859,000	04/11/2025
1/8 Weidlich Road, Eltham North VIC 3095	\$780,000	07/11/2025
1/58 Para Road, Montmorency VIC 3094	\$852,500	25/01/2026

This Statement of Information was prepared on:

13/04/2026