

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

1/96 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$752,500

Property Type Unit

Suburb Montmorency

Period - From 01/04/2025

to 31/03/2026

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	1/5 Leach St BRIAR HILL 3088	\$700,000	26/03/2026
2	2/7 Graeme Av MONTMORENCY 3094	\$737,000	23/03/2026
3	2/63 Looker Rd MONTMORENCY 3094	\$701,500	12/03/2026

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:

30/04/2026 13:04



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Property Type: Unit
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
Year ending March 2026: \$752,500

Comparable Properties



1/5 Leach St BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit
Land Size: 267 sqm approx



2/7 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$737,000
Method: Private Sale
Date: 23/03/2026
Property Type: Unit
Land Size: 155 sqm approx



2/63 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$701,500
Method: Auction Sale
Date: 12/03/2026
Property Type: Unit

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