

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 Monarch Ridge, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$960,000

&

\$1,045,000

Median sale price

Median price \$826,500

Property Type Townhouse

Suburb Lower Plenty

Period - From 02/07/2025

to

01/07/2026

Source

Property Data

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	2/41 Airlie Rd MONTMORENCY 3094	\$982,500	20/06/2026
2	1/39 Panorama Av LOWER PLENTY 3093	\$1,000,000	12/06/2026
3	5 Orr La MONTMORENCY 3094	\$1,030,000	01/05/2026

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:

02/07/2026 19:39

Courtney Fulco

03 9431 1222

0420 458 039

courtneyfulco@jellisrcraig.com.au

Indicative Selling Price

\$960,000 - \$1,045,000

Median Townhouse Price

02/07/2025 - 01/07/2026: \$826,500



3 2 3

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 415 sqm approx

Agent Comments

Comparable Properties



2/41 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$982,500

Method: Auction Sale

Date: 20/06/2026

Property Type: Unit

Land Size: 271 sqm approx



1/39 Panorama Av LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 12/06/2026

Property Type: Unit

Land Size: 359 sqm approx



5 Orr La MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)

Land Size: 372 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192