

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

1a/171 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Montmorency

Period - From 01/04/2026

to

30/06/2026

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	18 Philip St LOWER PLENTY 3093	\$1,635,000	22/06/2026
2	22 Lilicur Rd MONTMORENCY 3094	\$1,800,000	29/05/2026
3	7 Wiluna Ct BRIAR HILL 3088	\$1,720,000	13/05/2026

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:

28/07/2026 10:42



4 2 3

Property Type: House
Land Size: 959 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2026: \$1,195,000

Comparable Properties



18 Philip St LOWER PLENTY 3093 (REI)

Agent Comments

4 2 3

Price: \$1,635,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 690 sqm approx



22 Lilicur Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 1577 sqm approx



7 Wiluna Ct BRIAR HILL 3088 (REI/VG)

Agent Comments

4 3 2

Price: \$1,720,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 1046 sqm approx