

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

2/24a Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$790,000

&

\$840,000

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	1/15 Paton St MONTMORENCY 3094	\$849,000	29/04/2026
2	2/49 Rattray Rd MONTMORENCY 3094	\$775,000	06/02/2026
3			

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:

21/05/2026 16:48



3 1 1

Property Type: Strata Unit/Flat

Land Size: 427 sqm approx

Agent Comments

Comparable Properties



1/15 Paton St MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$849,000

Method: Private Sale

Date: 29/04/2026

Property Type: Townhouse (Single)

Land Size: 231 sqm approx



2/49 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Private Sale

Date: 06/02/2026

Property Type: Unit

Land Size: 166 sqm approx

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.