

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

2/97 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Montmorency

Period - From 01/07/2025

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	1/96 Para Rd MONTMORENCY 3094	\$712,000	14/05/2026
2	2/116 Para Rd MONTMORENCY 3094	\$665,000	08/05/2026
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:

26/08/2026 12:16

Matthew Dunn

9870 6211

0401 817 298

matthewdunn@jellisrcraig.com.au



2 1 1

Property Type: Unit

Land Size: 181 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2026: \$750,000

Comparable Properties



1/96 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$712,000

Method: Private Sale

Date: 14/05/2026

Property Type: Unit



2/116 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 08/05/2026

Property Type: Unit

Land Size: 153 sqm approx



2/63 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$701,500

Method: Auction Sale

Date: 12/03/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211