

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

22 THE AVENUE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Montrose

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

40 BROWNS ROAD MONTROSE VIC 3765	\$892,000	01-Jul-26
14 THE BOULEVARD MONTROSE VIC 3765	\$860,000	13-Feb-26
69 SWANSEA ROAD MONTROSE VIC 3765	\$860,000	20-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 21 July 2026



40 BROWNS ROAD MONTROSE

VIC 3765

3

2

-

Sold Price

RS\$892,000

Sold Date

01-Jul-26

Distance

0.85km



14 THE BOULEVARD MONTROSE

VIC 3765

3

2

2

Sold Price

\$860,000

Sold Date

13-Feb-26

Distance

0.37km



69 SWANSEA ROAD MONTROSE

VIC 3765

3

2

1

Sold Price

Sold Date

20-Feb-26

Distance

0.77km

RS = Recent sale UN = Undisclosed Sale

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