

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

23 Adam Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2026

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	3/26 Bible St ELTHAM 3095	\$770,000	06/06/2026
2	86 Pitt St ELTHAM 3095	\$830,000	11/04/2026
3	107 Mountain View Rd MONTMORENCY 3094	\$700,000	24/01/2026

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:

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2026: \$1,155,000



Rooms: 5

Property Type: House

Land Size: 327.681 sqm approx

Agent Comments

Comparable Properties



3/26 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 06/06/2026

Property Type: Unit

Land Size: 290 sqm approx



86 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 11/04/2026

Property Type: House

Land Size: 337 sqm approx



107 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 24/01/2026

Property Type: House

Land Size: 472 sqm approx

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