

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

3/2 Airle Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$750,000

Property Type Unit

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	2/16 Starling St MONTMORENCY 3094	\$725,000	03/09/2026
2	3/183 Main Rd LOWER PLENTY 3093	\$690,000	14/07/2026
3	4/31 Alexander St MONTMORENCY 3094	\$730,000	10/06/2026

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:

10/09/2026 13:37



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$670,000 - \$730,000
Median Unit Price
 June quarter 2026: \$750,000

Comparable Properties



2/16 Starling St MONTMORENCY 3094 (REI)

Agent Comments

2
 1
 1

Price: \$725,000
Method: Private Sale
Date: 03/09/2026
Property Type: Unit
Land Size: 165 sqm approx



3/183 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2
 1
 2

Price: \$690,000
Method: Private Sale
Date: 14/07/2026
Property Type: Unit



4/31 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

2
 1
 1

Price: \$730,000
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 173 sqm approx

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