

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 Marshall Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$1,195,000

Property Type House

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	13 Edward Willis Ct LOWER PLENTY 3093	\$2,300,000	18/04/2026
2	9 Woodland Gr MONTMORENCY 3094	\$2,300,000	02/04/2026
3	32 Coventry St MONTMORENCY 3094	\$2,675,000	02/03/2026

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:

20/07/2026 10:31



Rooms: 8

Property Type: House (Res)

Land Size: 764 sqm approx

Agent Comments

Comparable Properties



13 Edward Willis Ct LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 18/04/2026

Property Type: House

Land Size: 916 sqm approx



9 Woodland Gr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 805 sqm approx



32 Coventry St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$2,675,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 676 sqm approx