

## 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

4 ELMO ROAD MONTMORENCY VIC 3094

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,102,000

Property type

Other

Suburb

Montmorency

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|   |             |           |
|---|-------------|-----------|
| 122 FERNSIDE AVENUE BRIAR HILL VIC 3088 | \$1,035,000 | 17-Jan-25 |
| 12 NAPIER CRESCENT MONTMORENCY VIC 3094 | \$995,000   | 02-Mar-25 |
|   |             |           |

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: 02 June 2025



**122 FERNSIDE AVENUE BRIAR HILL VIC 3088** Sold Price **\$1,035,000** Sold Date **17-Jan-25**

 3  2  1

Distance **0.31km**



**12 NAPIER CRESCENT MONTMORENCY VIC 3094** Sold Price **\$995,000** Sold Date **02-Mar-25**

 3  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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