

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

65 TIMBERGLADES ROAD 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

\$1,050,000

&

\$1,130,000

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

9-11 DORCHESTER AVENUE MONTROSE VIC 3765	\$1,031,000	25-Jun-26
39 TIMBERGLADES ROAD MONTROSE VIC 3765	\$1,142,000	05-Mar-26
98 SWANSEA ROAD MONTROSE VIC 3765	\$1,155,000	11-Mar-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



9-11 DORCHESTER AVENUE
MONTROSE VIC 3765

5
 3
 3

Sold Price
^{RS}
\$1,031,000
Sold Date
25-Jun-26

Distance
1.05km



39 TIMBERGLADES ROAD
MONTROSE VIC 3765

4
 2
 4

Sold Price
\$1,142,000
Sold Date
05-Mar-26

Distance
0.24km



98 SWANSEA ROAD MONTROSE
VIC 3765

4
 2
 3

Sold Price
\$1,155,000
Sold Date
11-Mar-26

Distance
1.37km



13 HAKEA DRIVE MONTROSE VIC
3765

4
 2
 6

Sold Price
\$1,011,000
Sold Date
28-Apr-26

Distance
1.62km

RS = Recent sale
UN = Undisclosed Sale

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