

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

7 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000

&

\$960,000

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	172 Bolton St ELTHAM 3095	\$900,000	04/06/2026
2	11 Sylvan St MONTMORENCY 3094	\$906,000	23/05/2026
3			

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 17:44



Property Type: House (Previously Occupied - Detached)
Land Size: 892 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$960,000
Median House Price
June quarter 2026: \$1,195,000

Comparable Properties



172 Bolton St ELTHAM 3095 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 04/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 867 sqm approx



11 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$906,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 892 sqm approx

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.