

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

84 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Montmorency

Period - From 28/04/2025

to 27/04/2026

Source Property Data

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	1/118 Main Rd LOWER PLENTY 3093	\$877,500	02/04/2026
2	5/22 Alma St LOWER PLENTY 3093	\$835,000	04/12/2025
3	3/67 Alexandra St GREENSBOROUGH 3088	\$855,000	15/11/2025

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:

28/04/2026 13:12

Dean Wolfe

94321444

0402316333

deanwolfe@jellisrcraig.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

28/04/2025 - 27/04/2026: \$1,180,000



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



1/118 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 1 2

Price: \$877,500

Method: Private Sale

Date: 02/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 432 sqm approx



5/22 Alma St LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 161 sqm approx



3/67 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$855,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 135 sqm approx

Account - Jellis Craig | P: 03 94321444