

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

9 COPELAND DRIVE 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

\$1,250,000

&

\$1,350,000

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

5 ST GEORGES AVENUE MONTROSE VIC 3765	-	08-Apr-26
17 BROWNS ROAD MONTROSE VIC 3765	\$1,250,000	14-Mar-26
12 ONE TREE LANE MONTROSE VIC 3765	\$1,265,000	10-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



5 ST GEORGES AVENUE
MONTROSE VIC 3765

4 2 2

Sold Price

^{RS} - ^{UN} Sold Date **08-Apr-26**

Distance **0.84km**



17 BROWNS ROAD MONTROSE VIC
3765

4 3 4

Sold Price

\$1,250,000 Sold Date **14-Mar-26**

Distance **1.16km**



12 ONE TREE LANE MONTROSE
VIC 3765

4 2 2

Sold Price

\$1,265,000 Sold Date **10-Mar-26**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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