

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

94 Mayona Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	2/142 St Helena Rd BRIAR HILL 3088	\$1,200,000	13/06/2026
2	39 Ramptons Rd ELTHAM NORTH 3095	\$1,240,000	28/05/2026
3	5 Kelvin Av MONTMORENCY 3094	\$1,280,000	27/04/2026

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:

01/09/2026 10:33



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 371 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2026: \$1,195,000

Comparable Properties



2/142 St Helena Rd BRIAR HILL 3088 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 438 sqm approx



39 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,240,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 501 sqm approx



5 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 27/04/2026
Property Type: House (Res)
Land Size: 534 sqm approx

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