

## 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 SWANSEA ROAD MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Montrose

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

12 GREENHILLS AVENUE MONTROSE VIC 3765	\$1,060,000	07-Feb-25
341-345 SHEFFIELD ROAD MONTROSE VIC 3765	\$1,020,000	04-Apr-25
8 BLUE WREN COURT MOUNT EVELYN VIC 3796	\$1,085,000	15-Apr-25

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: 02 June 2025



12 GREENHILLS AVENUE

MONTROSE VIC 3765

5

2

2

Sold Price

\$1,060,000

Sold Date

07-Feb-25

Distance

0.74km



341-345 SHEFFIELD ROAD

MONTROSE VIC 3765

4

3

3

Sold Price

\$1,020,000

Sold Date

04-Apr-25

Distance

2km



8 BLUE WREN COURT MOUNT

EVELYN VIC 3796

5

3

2

Sold Price

<sup>RS</sup>\$1,085,000

Sold Date

15-Apr-25

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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