

# 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 351 Main Road, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$890,000

### Median sale price

Median price \$1,155,000 Property Type House Suburb Montmorency

Period - From 01/04/2025 to 31/03/2026 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	1/118 Main Rd LOWER PLENTY 3093	\$877,500	02/04/2026
2	523 Main Rd ELTHAM 3095	\$930,000	04/02/2026
3	5/21 Alma St LOWER PLENTY 3093	\$851,650	03/12/2025

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: 01/06/2026 14:14

351 Main Road, Montmorency Vic 3094

Kate Donaldson

03 9459 8111

0417 349 719

katedonaldson@jellisCraig.com.au



 2  1  2

**Property Type:** House  
**Land Size:** 363 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$840,000 - \$890,000

**Median House Price**

Year ending March 2026: \$1,155,000

## Comparable Properties



1/118 Main Rd LOWER PLENTY 3093 (REI)

 3  1  2

**Price:** \$877,500  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx

**Agent Comments**

Although this property has 3 bedrooms it is a unit on slightly smaller land. 351 Main Road Montmorency is a house on a house allotment with the privacy of a home not a unit



523 Main Rd ELTHAM 3095 (REI)

 2  1  2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx

**Agent Comments**

This property is almost identical to 351 Main Road Montmorency however it was sold in a more positive real estate market.



5/21 Alma St LOWER PLENTY 3093 (REI)

 3  1  1

**Price:** \$851,650  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Unit  
**Land Size:** 284 sqm approx

**Agent Comments**

This property is again a unit not a house. Additional bedroom however it is a smaller property by comparison with little character. .

Account - Jellis Craig | P: 03 9459 8111



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.