

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

21 Dobson Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$860,000

 &

\$910,000

Median sale price

Median price

\$752,500

 Property Type

Unit

 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	2/33 Williams Rd BRIAR HILL 3088	\$855,000	12/03/2026
3	76B Para Rd MONTMORENCY 3094	\$910,000	11/03/2026

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:

22/04/2026 15:07



Rooms: 5
Property Type: House
Land Size: 397 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$910,000
Median Unit Price
Year ending March 2026: \$752,500

Comparable Properties



1/118 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments



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



2/33 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$855,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)



76B Para Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 538 sqm approx