

# 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

40 Browns Road, Montrose Vic 3765

### Indicative selling price

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

Range between \$820,000 & \$880,000

### Median sale price

Median price \$1,011,000 Property Type House Suburb Montrose

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	25 Inverness Rd MOUNT EVELYN 3796	\$860,000	09/05/2026
2	149 York Rd MONTROSE 3765	\$855,000	24/02/2026
3	68 Stephen Av MONTROSE 3765	\$870,000	12/12/2025

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:

28/05/2026 13:00

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**Indicative Selling Price**

\$820,000 - \$880,000

**Median House Price**

Year ending March 2026: \$1,011,000



3 2 0

**Property Type:** House

**Land Size:** 965 sqm approx

Agent Comments

## Comparable Properties



**25 Inverness Rd MOUNT EVELYN 3796 (REI)**

Agent Comments

3 2 2

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 2656 sqm approx



**149 York Rd MONTROSE 3765 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$855,000

**Method:** Private Sale

**Date:** 24/02/2026

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**68 Stephen Av MONTROSE 3765 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** House (Res)

**Land Size:** 1003 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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