

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

66 STEPHEN AVENUE MONTROSE VIC 3765

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Montrose

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

21 ASH GROVE MONTROSE VIC 3765	\$745,500	04-Apr-26
8 ASHBY WAY KILSYTH VIC 3137	\$700,000	30-Apr-26
1391 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767	\$812,000	10-Jun-26

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: 15 July 2026



21 ASH GROVE MONTROSE VIC 3765

2

1

2

Sold Price

\$745,500

Sold Date

04-Apr-26

Distance

0.94km



8 ASHBY WAY KILSYTH VIC 3137

2

1

1

Sold Price

\$700,000

Sold Date

30-Apr-26

Distance

2.32km



1391 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767

2

1

1

Sold Price

\$812,000

Sold Date

10-Jun-26

Distance

2.48km

RS = Recent sale
 UN = Undisclosed Sale

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