

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

55 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$946,250

Property type

House

Suburb

Montrose

Period-from

01 Mar 2025

to

28 Feb 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

20 COPELAND DRIVE MONTROSE VIC 3765	\$1,112,000	23-Oct-25
30 RICHARDS ROAD MONTROSE VIC 3765	\$962,700	22-Jan-26
30 GREENHILLS AVENUE MONTROSE VIC 3765	\$1,185,000	02-Dec-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: 05 March 2026



20 COPELAND DRIVE MONTROSE VIC 3765

3 1 4

Sold Price

\$1,112,000

Sold Date

23-Oct-25

Distance

0.62km



30 RICHARDS ROAD MONTROSE VIC 3765

3 2 2

Sold Price

^{RS} **\$962,700** ^{UN}

Sold Date

22-Jan-26

Distance

0.96km



30 GREENHILLS AVENUE MONTROSE VIC 3765

3 2 2

Sold Price

\$1,185,000

Sold Date

02-Dec-25

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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