

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 4 Montana Avenue, Mulgrave Vic 3170

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Mulgrave

Period - From 01/01/2025 to 31/12/2025 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	104 Lea Rd MULGRAVE 3170	\$1,000,500	18/10/2025
2	53 Police Rd MULGRAVE 3170	\$1,000,000	11/10/2025
3	11 Wanda St MULGRAVE 3170	\$1,053,800	08/10/2025

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: 18/02/2026 21:17



4 3 2

Property Type: House
Land Size: 702 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 Year ending December 2025: \$1,180,000

Comparable Properties

104 Lea Rd MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$1,000,500
Method: Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 135 sqm approx

53 Police Rd MULGRAVE 3170 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 723 sqm approx

11 Wanda St MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$1,053,800
Method: Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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