

# 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 8/17 Arlie Crescent, 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 \$800,000 & \$850,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Montrose

Period - From 16/04/2025 to 15/04/2026 Source Property Data

### 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	6/20 Durham Rd KILSYTH 3137	\$815,000	05/04/2026
2	2a Beatrice St KILSYTH 3137	\$800,000	10/03/2026
3	4 Caroline St KILSYTH 3137	\$805,000	21/01/2026

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: 16/04/2026 14:37

8/17 Arlie Crescent, Montrose Vic 3765



 3  2  2

**Property Type:** Unit  
**Land Size:** 332 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
16/04/2025 - 15/04/2026: \$695,000

## Comparable Properties

6/20 Durham Rd KILSYTH 3137 (REI)

**Agent Comments**

 3  2  2

**Price:** \$815,000  
**Method:**  
**Date:** 05/04/2026  
**Property Type:** Unit



2a Beatrice St KILSYTH 3137 (REI)

**Agent Comments**

 3  2  2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 183 sqm approx



4 Caroline St KILSYTH 3137 (REI/VG)

**Agent Comments**

 3  2  1

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 21/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 168 sqm approx

**Account** - Grant Perry Real Estate



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