

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

2/398 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,580,000

&

\$1,738,000

Median sale price

Median price \$2,423,000

Property Type House

Suburb Mont Albert

Period - From 01/04/2024

to

31/03/2025

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	1/12 Kerry Pde MONT ALBERT NORTH 3129	\$1,530,000	09/04/2025
2	15 Leopold Cr MONT ALBERT 3127	\$1,890,000	22/03/2025
3	2/15 Kerry Pde BALWYN 3103	\$1,670,000	15/02/2025

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:

02/05/2025 14:58



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,738,000

Median House Price

Year ending March 2025: \$2,423,000

Comparable Properties



1/12 Kerry Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

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Price: \$1,530,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)



15 Leopold Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

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Price: \$1,890,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 294 sqm approx



2/15 Kerry Pde BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$1,670,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)