

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

108/692 WHITEHORSE ROAD MONT ALBERT VIC 3127

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,500

Property type

Unit

Suburb

Mont Albert

Period-from

01 Aug 2024

to

31 Jul 2025

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

206/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$567,000	28-May-25
8/389 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$617,500	24-Mar-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 August 2025



206/692 WHITEHORSE ROAD MONT ALBERT VIC 3127

2 2 1

Sold Price

\$567,000

Sold Date **28-May-25**

Distance

0km



8/389 MONT ALBERT ROAD MONT ALBERT VIC 3127

2 1 1

Sold Price

\$617,500

Sold Date **24-Mar-25**

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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