

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

12/82 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Mont Albert

Period - From

01/07/2024

to

30/06/2025

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	1/29 Boondara Rd MONT ALBERT NORTH 3129	\$715,000	25/07/2025
2	2/531 Elgar Rd MONT ALBERT NORTH 3129	\$682,000	05/04/2025
3	141 Windsor Cr MONT ALBERT 3127	\$726,000	25/03/2025

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:

11/08/2025 10:20

12/82 Victoria Crescent, Mont Albert Vic 3127

JellisCraig

Ash Thompson

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Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

Year ending June 2025: \$800,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/29 Boondara Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: Unit



2/531 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$682,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



141 Windsor Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 2

Price: \$726,000

Method: Private Sale

Date: 25/03/2025

Property Type: Unit

Land Size: 146 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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