

# 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

1/358 Mont Albert Road, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,210,000

### Median sale price

Median price

\$1,305,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

09/04/2024

to

08/04/2025

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	3/24 Rochester Rd CANTERBURY 3126	\$1,216,000	22/03/2025
2	2/485 Elgar Rd MONT ALBERT 3127	\$1,160,000	17/03/2025
3	3/115 Croydon Rd SURREY HILLS 3127	\$1,150,000	07/03/2025

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:

09/04/2025 09:45

1/358 Mont Albert Road, Mont Albert Vic 3127



3 2 1

**Property Type:** Townhouse

**Agent Comments**

Mark Read

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**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median Townhouse Price**

09/04/2024 - 08/04/2025: \$1,305,000

## Comparable Properties



**3/24 Rochester Rd CANTERBURY 3126 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,216,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Res)



**2/485 Elgar Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** Townhouse (Single)



**3/115 Croydon Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** Townhouse (Single)

**Account - Jellis Craig | P: 98305966**



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