

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

Single price

\$1,580,000

Median sale price

Median price

\$2,410,000

Property Type

House

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	41a Kingston Rd SURREY HILLS 3127	\$1,695,000	31/05/2025
2	57 Kingston Rd SURREY HILLS 3127	\$1,680,000	08/05/2025
3	1/25 Newton St SURREY HILLS 3127	\$1,540,000	16/03/2025

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:

04/08/2025 10:23

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Indicative Selling Price

\$1,580,000

Median House Price

Year ending June 2025: \$2,410,000



 4  3  2

Property Type: Townhouse
(Single)

Land Size: 268 sqm approx

Agent Comments

Comparable Properties



41a Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,695,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)



57 Kingston Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,680,000

Method: Private Sale

Date: 08/05/2025

Property Type: House

Land Size: 294 sqm approx



1/25 Newton St SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,540,000

Method: Auction Sale

Date: 16/03/2025

Property Type: Townhouse (Res)

Land Size: 272 sqm approx

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