

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$800,000

Property Type

Unit

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	25/781 Whitehorse Rd MONT ALBERT 3127	\$665,000	11/04/2025
2	27/781 Whitehorse Rd MONT ALBERT 3127	\$640,000	21/03/2025
3	304/801 Whitehorse Rd MONT ALBERT 3127	\$700,000	17/01/2025

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:

06/05/2025 16:01

108/692 Whitehorse Road, Mont Albert Vic 3127

buxton

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2025: \$800,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



25/781 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 11/04/2025

Property Type: Apartment



27/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 21/03/2025

Property Type: Apartment



304/801 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 2 2

Price: \$700,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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