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	389 Elgar Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $2,445,000 Property Type House Suburb Mont Albert

Period - From 20/09/2024 to 19/09/2025 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	408 Mont Albert Rd MONT ALBERT 3127	$2,230,000	05/04/2025
2	404 Mont Albert Rd MONT ALBERT 3127	$2,225,000	29/03/2025
3	100 Victoria Cr MONT ALBERT 3127	$1,950,000	06/06/2025

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: 20/09/2025 16:50

389 Elgar Road, Mont Albert Vic 3127



Property Type:
Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
20/09/2024 - 19/09/2025: $2,445,000

Comparable Properties

408 Mont Albert Rd MONT ALBERT 3127 (REI)

- - - -

Agent Comments

Price: $2,230,000
Method:
Date: 05/04/2025
Property Type: House

404 Mont Albert Rd MONT ALBERT 3127 (REI)

- - - -

Agent Comments

Price: $2,225,000
Method:
Date: 29/03/2025
Property Type: House

100 Victoria Cr MONT ALBERT 3127 (REI)

- - - -

Agent Comments

Price: $1,950,000
Method:
Date: 06/06/2025
Property Type: House

Account - Heavyside

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