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	2/22 Lorne Parade, Mont Albert Vic 3127

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $2,463,500 Property Type House Suburb Mont Albert

Period - From 01/01/2025 to 31/12/2025 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	2/17 Grace St MONT ALBERT 3127	$730,000	07/10/2025
2	2/5 Rowland St MONT ALBERT 3127	$830,000	09/09/2025
3	1/34 Florence Rd SURREY HILLS 3127	$800,000	19/08/2025

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: 28/01/2026 15:17

2/22 Lorne Parade, Mont Albert Vic 3127

Wendy Zhou
0420 824 677
wendy@heavyside.co



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median House Price
Year ending December 2025: $2,463,500

Comparable Properties



2/17 Grace St MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $730,000
Method: Private Sale
Date: 07/10/2025
Property Type: Unit
Land Size: 114 sqm approx

Agent Comments



2/5 Rowland St MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $830,000
Method: Private Sale
Date: 09/09/2025
Property Type: Unit

Agent Comments



1/34 Florence Rd SURREY HILLS 3127 (REI/VG)

2 1 3

Price: $800,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit
Land Size: 118 sqm approx

Agent Comments

Account - Heavyside

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