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	2/601 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $1,025,000 Property Type Unit Suburb Mont Albert North

Period - From 27/06/2025 to 26/06/2026 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	8/69 Tram Rd DONCASTER 3108	$632,000	26/05/2026
2	5/3 Cairo Rd MONT ALBERT NORTH 3129	$610,000	09/04/2026
3	1/11 Paisley St BOX HILL NORTH 3129	$665,000	28/03/2026

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: 27/06/2026 09:40

2/601 Elgar Road, Mont Albert North Vic 3129

JellisCraig

Thi Nguyen
8841 4888
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3 1 1

Rooms: 5
Property Type: Unit
Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median Unit Price
27/06/2025 - 26/06/2026: $1,025,000

Comparable Properties



8/69 Tram Rd DONCASTER 3108 (REI)

2 2 1

Price: $632,000
Method: Private Sale
Date: 26/05/2026
Property Type: Townhouse (Single)

Agent Comments



5/3 Cairo Rd MONT ALBERT NORTH 3129 (REI)

2 1 1

Price: $610,000
Method: Expression of Interest
Date: 09/04/2026
Property Type: Unit
Land Size: 162 sqm approx

Agent Comments



1/11 Paisley St BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

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