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	2/43 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $750,000 Property Type Unit Suburb Mont Albert

Period - From 14/02/2024 to 13/02/2025 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	304/801 Whitehorse Rd MONT ALBERT 3127	$700,000	17/01/2025
2	613/545 Station St BOX HILL 3128	$618,000	17/01/2025
3	12/781 Whitehorse Rd MONT ALBERT 3127	$670,000	12/10/2024

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: 14/02/2025 13:25

2/43 Zetland Road, Mont Albert Vic 3127



2 2 2

Property Type:
Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
14/02/2024 - 13/02/2025: $750,000

Comparable Properties



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

2 2 2

Price: $700,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment

Agent Comments



613/545 Station St BOX HILL 3128 (REI)

2 2 1

Price: $618,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment

Agent Comments



12/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $670,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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