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	3/18 Wolseley Close, Mont Albert Vic 3127

Indicative selling price

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

Single price $750,000

Median sale price

Median price $796,000 Property Type Unit Suburb Mont Albert

Period - From 17/03/2024 to 16/03/2025 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	5/6 Essex Rd SURREY HILLS 3127	$761,000	15/03/2025
2	1/412 Mont Albert Rd MONT ALBERT 3127	$750,000	30/09/2024
3	4/34 Durham Rd SURREY HILLS 3127	$742,500	23/11/2024

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: 17/03/2025 10:15

3/18 Wolseley Close, Mont Albert Vic 3127



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
17/03/2024 - 16/03/2025: $796,000

Comparable Properties



5/6 Essex Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $761,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments



1/412 Mont Albert Rd MONT ALBERT 3127 (VG)

2 - -

Price: $750,000
Method: Sale
Date: 30/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/34 Durham Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $742,500
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit
Land Size: 93 sqm approx

Agent Comments

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

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