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	15/86 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $2,350,000 Property Type House Suburb Mont Albert

Period - From 01/01/2026 to 31/03/2026 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	1/98 Kenmare St MONT ALBERT 3127	$1,065,000	20/06/2026
2	2/51 Tyne St BOX HILL NORTH 3129	$1,268,000	19/06/2026
3	3 Botanic Wlk MONT ALBERT NORTH 3129	$1,188,000	20/05/2026

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: 22/06/2026 11:17

15/86 Victoria Crescent, Mont Albert Vic 3127

Nelson Alexander



3 2 2

Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
March quarter 2026: $2,350,000

Comparable Properties



1/98 Kenmare St MONT ALBERT 3127 (REI)

3 2 4

Price: $1,065,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)
Land Size: 537 sqm approx

Agent Comments



2/51 Tyne St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,268,000
Method: Private Sale
Date: 19/06/2026
Property Type: Townhouse (Single)

Agent Comments



3 Botanic Wlk MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,188,000
Method: Private Sale
Date: 20/05/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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