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	201/662 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $445,000

Median sale price

Median price $815,000 Property Type Unit Suburb Mont Albert

Period - From 01/04/2026 to 30/06/2026 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	33 Talbot Av BALWYN 3103	$460,000	21/05/2026
2	211/23 Irving Av BOX HILL 3128	$460,000	19/05/2026
3	6/5 Kent Rd BOX HILL 3128	$441,000	18/05/2026

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: 10/08/2026 16:00

201/662 Whitehorse Road, Mont Albert Vic 3127

RT Edgar



2 1.5 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$445,000
Median Unit Price
June quarter 2026: $815,000

Comparable Properties

33 Talbot Av BALWYN 3103 (VG)

3 - -

Price: $460,000
Method: Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments

211/23 Irving Av BOX HILL 3128 (VG)

2 - -

Price: $460,000
Method: Sale
Date: 19/05/2026
Property Type: Strata Unit/Flat

Agent Comments



6/5 Kent Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $441,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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