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	3/368 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Mont Albert

Period - From 20/06/2025 to 19/06/2026 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	3/410 Mont Albert Rd MONT ALBERT 3127	$1,480,000	23/03/2026
2	2/777 Canterbury Rd SURREY HILLS 3127	$1,145,000	20/05/2026
3	1/32 Russell St SURREY HILLS 3127	$1,305,000	02/05/2026

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: 20/06/2026 15:07

3/368 Mont Albert Road, Mont Albert Vic 3127



3 2 1

Property Type: Townhouse (Single)
Land Size: 249 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median Townhouse Price
20/06/2025 - 19/06/2026: $1,400,000

Comparable Properties

3/410 Mont Albert Rd MONT ALBERT 3127 (REI)

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Price: $1,480,000
Method:
Date: 23/03/2026
Property Type: House

Agent Comments



2/777 Canterbury Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,145,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Unit
Land Size: 322 sqm approx

Agent Comments



1/32 Russell St SURREY HILLS 3127 (REI)

3 2 2

Price: $1,305,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit
Land Size: 292 sqm approx

Agent Comments

Account - Heavyside

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