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	8 Mccoll Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,767,500 Property Type House Suburb Mont Albert North

Period - From 29/06/2025 to 28/06/2026 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	7/3 Dunloe Av MONT ALBERT NORTH 3129	$915,000	15/05/2026
2	30 Scarborough Sq MONT ALBERT NORTH 3129	$955,000	17/04/2026
3	2/57 Strabane Av MONT ALBERT NORTH 3129	$950,000	14/04/2026

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: 29/06/2026 08:59

8 Mccoll Road, Mont Albert North Vic 3129

Nelson Alexander



3 2 2

Property Type: House
Land Size: 266 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
29/06/2025 - 28/06/2026: $1,767,500

Comparable Properties



7/3 Dunloe Av MONT ALBERT NORTH 3129 (VG)

3 - -

Price: $915,000
Method: Sale
Date: 15/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



30 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $955,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments

2/57 Strabane Av MONT ALBERT NORTH 3129 (VG)

3 - -

Price: $950,000
Method: Sale
Date: 14/04/2026
Property Type: Strata Unit/Flat

Agent Comments

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

REIV THE DIFFERENCE

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