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	7/42 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

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

Period - From 15/06/2025 to 14/06/2026 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	4/42 Strabane Av MONT ALBERT NORTH 3129	$713,000	21/05/2026
2	5/11 Vincent St SURREY HILLS 3127	$691,000	16/05/2026
3	3/9 Stanhope St MONT ALBERT 3127	$790,000	08/05/2026

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: 15/06/2026 10:06

7/42 Zetland Road, Mont Albert Vic 3127



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
15/06/2025 - 14/06/2026: $815,000

Comparable Properties



4/42 Strabane Av MONT ALBERT NORTH 3129 (REI)

3 1 1

Price: $713,000
Method: Private Sale
Date: 21/05/2026
Property Type: Unit

Agent Comments



5/11 Vincent St SURREY HILLS 3127 (REI)

2 1 1

Price: $691,000
Method: Private Sale
Date: 16/05/2026
Property Type: Unit

Agent Comments



3/9 Stanhope St MONT ALBERT 3127 (REI)

2 1 1

Price: $790,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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