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<br>Including suburb and postcode | 208/662 Whitehorse Road, Mont Albert Vic 3127 |

## Indicative selling price

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

Range between $350,000 & $380,000

## 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 | 401/761 Station St BOX HILL NORTH 3129 | $356,000 | 22/05/2026 |
| 2 | 1014/850 Whitehorse Rd BOX HILL 3128 | $370,000 | 16/04/2026 |
| 3 | 1607/850 Whitehorse Rd BOX HILL 3128 | $382,000 | 13/03/2026 |

**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: 23/07/2026 14:58

# 208/662 Whitehorse Road, Mont Albert Vic 3127




1 1 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$350,000 - $380,000
**Median Unit Price**
June quarter 2026: $815,000

## Comparable Properties

**401/761 Station St BOX HILL NORTH 3129 (VG)**

1 - -

Agent Comments

**Price:** $356,000
**Method:** Sale
**Date:** 22/05/2026
**Property Type:** Subdivided Flat - Single OYO Flat

**1014/850 Whitehorse Rd BOX HILL 3128 (VG)**

1 - -

Agent Comments

**Price:** $370,000
**Method:** Sale
**Date:** 16/04/2026
**Property Type:** Subdivided Flat - Single OYO Flat

**1607/850 Whitehorse Rd BOX HILL 3128 (VG)**

1 - -

Agent Comments

**Price:** $382,000
**Method:** Sale
**Date:** 13/03/2026
**Property Type:** Subdivided Flat - Single OYO Flat

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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