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	48A Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between $1,495,000 & $1,625,000

Median sale price

Median price $2,332,000 Property Type House Suburb Mont Albert

Period - From 01/07/2023 to 30/06/2024 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	2/12a Serpentine St MONT ALBERT 3127	$1,620,000	07/09/2024
2	4 Drewett St SURREY HILLS 3127	$1,487,000	06/07/2024
3	417 Mont Albert Rd MONT ALBERT 3127	$1,551,000	10/05/2024

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: 10/09/2024 11:50

48A Victoria Crescent, Mont Albert Vic 3127



3 2 1

Property Type: House
Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price
$1,495,000 - $1,625,000
Median House Price
Year ending June 2024: $2,332,000

Comparable Properties



2/12a Serpentine St MONT ALBERT 3127 (REI)

3 2 2

Price: $1,620,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 495 sqm approx

Agent Comments



4 Drewett St SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,487,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments



417 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $1,551,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 351 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.