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	87 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,420,000 Property Type House Suburb Mont Albert

Period - From 18/02/2024 to 17/02/2025 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	16 James St SURREY HILLS 3127	$2,548,888	15/02/2025
2	22 Churchill St MONT ALBERT 3127	$2,620,000	15/02/2025
3	2 Beresford St MONT ALBERT 3127	$2,400,000	14/12/2024

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: 18/02/2025 06:53

87 Victoria Crescent, Mont Albert Vic 3127



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
18/02/2024 - 17/02/2025: $2,420,000

Comparable Properties



16 James St SURREY HILLS 3127 (REI)

5 3 3

Price: $2,548,888
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments



22 Churchill St MONT ALBERT 3127 (REI)

4 2 2

Price: $2,620,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



2 Beresford St MONT ALBERT 3127 (REI)

5 2 4

Price: $2,400,000
Method: Sold After Auction
Date: 14/12/2024
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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