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	25/781 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $750,000 Property Type Unit Suburb Mont Albert

Period - From 01/01/2024 to 31/12/2024 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	2/43 Zetland Rd MONT ALBERT 3127	$640,000	04/03/2025
2	2709/850 Whitehorse Rd BOX HILL 3128	$670,000	19/02/2025
3	12/781 Whitehorse Rd MONT ALBERT 3127	$670,000	12/10/2024

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: 24/03/2025 10:22

25/781 Whitehorse Road, Mont Albert Vic 3127

David Ferro
0437 104 272



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
Year ending December 2024: $750,000

Comparable Properties



2/43 Zetland Rd MONT ALBERT 3127 (REI)

2 2 2

Price: $640,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment

Agent Comments



2709/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

2 2 1

Price: $670,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Agent Comments



12/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $670,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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