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: 33 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between: $3,400,000 & $3,700,000

Median sale price

Median price: $2,690,500 Property Type: House Suburb: Mont Albert

Period - From: 01/01/2025 to: 31/03/2025 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	86 Croydon Rd SURREY HILLS 3127	$3,545,000	23/11/2024
2			
3			

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: 07/05/2025 09:56

33 Victoria Crescent, Mont Albert Vic 3127

Tamsin Curcio
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4 3 2

Property Type: House
Land Size: 505 sqm approx

Indicative Selling Price
$3,400,000 - $3,700,000
Median House Price
March quarter 2025: $2,690,500

Agent Comments

Showcasing a luxurious collaboration of custom crafted elements alongside a spectacular and bespoke architectural design, this unsurpassed masterpiece delivers a sumptuous, as new family home in a premier locale.

Comparable Properties



86 Croydon Rd SURREY HILLS 3127 (REI/VG)

5 3 1

Price: $3,545,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments

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.

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