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	5/3-5 Louise Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $842,000 Property Type Unit 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	5/8 Florence Rd SURREY HILLS 3127	$772,552	06/05/2025
2	2/7 Leopold Cr MONT ALBERT 3127	$761,000	23/04/2025
3	1/44 View St MONT ALBERT 3127	$815,000	18/02/2025

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: 06/06/2025 14:33

5/3-5 Louise Avenue, Mont Albert Vic 3127

Khom Falla
0497 282 260



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
March quarter 2025: $842,000

Comparable Properties



5/8 Florence Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $772,552
Method: Private Sale
Date: 06/05/2025
Property Type: Unit

Agent Comments



2/7 Leopold Cr MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $761,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 85 sqm approx

Agent Comments



1/44 View St MONT ALBERT 3127 (REI/VG)

2 1 2

Price: $815,000
Method: Private Sale
Date: 18/02/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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