

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 4/358 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,305,000 Property Type Townhouse Suburb Mont Albert

Period - From 09/04/2024 to 08/04/2025 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	3/24 Rochester Rd CANTERBURY 3126	\$1,216,000	22/03/2025
2	1/6 Suffolk Rd SURREY HILLS 3127	\$1,380,000	15/03/2025
3	3/115 Croydon Rd SURREY HILLS 3127	\$1,150,000	07/03/2025

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: 09/04/2025 09:54



Property Type: Townhouse

Agent Comments

Comparable Properties



3/24 Rochester Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,216,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



1/6 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit



3/115 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 07/03/2025

Property Type: Townhouse (Single)