

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 305/661 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

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

Period - From 23/06/2024 to 22/06/2025 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	208/661 Whitehorse Rd MONT ALBERT 3127	\$700,000	07/05/2025
2	7/216 Belmore Rd BALWYN 3103	\$765,000	12/04/2025
3	g03/661 Whitehorse Rd MONT ALBERT 3127	\$805,000	27/03/2025

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: 23/06/2025 10:27



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$725,000 - \$775,000

Median Unit Price

23/06/2024 - 22/06/2025: \$750,000

Comparable Properties



208/661 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 07/05/2025

Property Type: Unit



7/216 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 12/04/2025

Property Type: Apartment



g03/661 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment

Account - Jellis Craig | P: 98305966