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	21/781 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $830,000 Property Type Unit Suburb Mont Albert

Period - From 01/07/2025 to 30/09/2025 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	309/15 Irving Av BOX HILL 3128	$500,000	02/08/2025
2	G01/546 Elgar Rd BOX HILL NORTH 3129	$490,000	18/08/2025
3	1719/850 Whitehorse Rd BOX HILL 3128	$481,500	06/07/2025

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: 21/10/2025 17:16

21/781 Whitehorse Road, Mont Albert Vic 3127

JellisCraig

David Banks
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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median Unit Price
September quarter 2025: $830,000

Comparable Properties



309/15 Irving Av BOX HILL 3128 (REI/VG)

2 2 1

Price: $500,000
Method: Private Sale
Date: 02/08/2025
Property Type: Apartment

Agent Comments



G01/546 Elgar Rd BOX HILL NORTH 3129 (REI)

2 2 1

Price: $490,000
Method: Private Sale
Date: 18/08/2025
Property Type: Unit

Agent Comments



1719/850 Whitehorse Rd BOX HILL 3128 (REI)

2 1 1

Price: $481,500
Method: Private Sale
Date: 06/07/2025
Property Type: Apartment

Agent Comments

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