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	2/376 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Single price	$925,000

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	1/136 Windsor Cr SURREY HILLS 3127	$955,000	04/10/2025
2	2/16 Essex Rd SURREY HILLS 3127	$945,000	06/09/2025
3	1/3-5 Louise Av MONT ALBERT 3127	$930,000	03/09/2025

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: 28/10/2025 09:25

2/376 Mont Albert Road, Mont Albert Vic 3127

Adele Mirabella
0422 570 429
adelemirabella@jelliscraig.com.au



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$925,000
Median Unit Price
September quarter 2025: $830,000

Comparable Properties



1/136 Windsor Cr SURREY HILLS 3127 (REI)

2 1 1

Price: $955,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit

Agent Comments



2/16 Essex Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $945,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments



1/3-5 Louise Av MONT ALBERT 3127 (REI)

2 1 2

Price: $930,000
Method: Private Sale
Date: 03/09/2025
Property Type: Unit

Agent Comments

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