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	117/692 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $550,000 & $595,000

Median sale price

Median price $742,500 Property Type Unit Suburb Mont Albert

Period - From 08/12/2024 to 07/12/2025 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	706/15 Irving Av BOX HILL 3128	$580,000	03/10/2025
2	1408/845 Whitehorse Rd BOX HILL 3128	$590,000	02/09/2025
3	904/845 Whitehorse Rd BOX HILL 3128	$604,000	10/06/2025

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: 08/12/2025 09:45

117/692 Whitehorse Road, Mont Albert Vic 3127

JellisCraig

David Banks
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2 2 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
08/12/2024 - 07/12/2025: $742,500

Comparable Properties



706/15 Irving Av BOX HILL 3128 (REI)

2 2 1

Price: $580,000
Method: Private Sale
Date: 03/10/2025
Property Type: Apartment

Agent Comments



1408/845 Whitehorse Rd BOX HILL 3128 (REI)

2 2 1

Price: $590,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: Apartment

Agent Comments



904/845 Whitehorse Rd BOX HILL 3128 (REI)

2 2 1

Price: $604,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments

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