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	1/5 Rowland Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $850,000 & $880,000

Median sale price

Median price $810,000 Property Type Unit Suburb Mont Albert

Period - From 20/12/2024 to 19/12/2025 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	139 Windsor Cr MONT ALBERT 3127	$865,000	29/11/2025
2	6/7 Bundoran Pde MONT ALBERT NORTH 3129	$870,000	15/11/2025
3	1/3 Peace St BOX HILL SOUTH 3128	$900,888	14/11/2025

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: 20/12/2025 11:40

1/5 Rowland Street, Mont Albert Vic 3127

JellisCraig



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $880,000
Median Unit Price
20/12/2024 - 19/12/2025: $810,000

Comparable Properties



139 Windsor Cr MONT ALBERT 3127 (REI)

2 1 1

Price: $865,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments



6/7 Bundoran Pde MONT ALBERT NORTH 3129 (REI)

2 1 2

Price: $870,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



1/3 Peace St BOX HILL SOUTH 3128 (REI)

3 1 3

Price: $900,888
Method: Sold Before Auction
Date: 14/11/2025
Property Type: Unit
Land Size: 280 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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