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	406a Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,502,000 Property Type House Suburb Mont Albert

Period - From 01/10/2024 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 Rowland St MONT ALBERT 3127	$2,065,000	25/10/2025
2	2/398 Mont Albert Rd MONT ALBERT 3127	$1,580,000	22/09/2025
3	10 Kitchener St BOX HILL SOUTH 3128	$1,450,000	13/09/2025

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: 07/11/2025 08:44

406a Mont Albert Road, Mont Albert Vic 3127

Wendy Zhou
0420 824 677
wendy@heavyside.co



4 2 2

Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending September 2025: $2,502,000

Comparable Properties



1 Rowland St MONT ALBERT 3127 (REI)

4 3 2

Price: $2,065,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments



2/398 Mont Albert Rd MONT ALBERT 3127 (REI)

4 3 2

Price: $1,580,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments



10 Kitchener St BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,450,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 414 sqm approx

Agent Comments

Account - Heavyside

REIV THE DIFFERENCE | propertydata.com.au

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