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	1/22 Blenheim Avenue, Mont Albert VIC 3127

Indicative selling price

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

Range between $850,000 & $875,000

Median sale price

Median price $845,000 Property Type Unit Suburb Mont Albert

Period - From 13/07/2025 to 12/01/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/5 Rowland Street Mont Albert VIC 3127	$910,000	02/01/2026
2/3 Rowland Street Mont Albert VIC 3127	$830,000	30/09/2025
2/1190 Riversdale Road Box Hill South VIC 3128	$853,000	05/12/2025

This Statement of Information was prepared on: 13/01/2026