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	33 View Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $1,350,000 & $1,485,000

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	1/13 Russell St SURREY HILLS 3127	$1,452,000	18/10/2025
2	2/368 Mont Albert Rd MONT ALBERT 3127	$1,380,000	20/09/2025
3	1/1025 Riversdale Rd SURREY HILLS 3127	$1,415,000	11/07/2025

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: 12/11/2025 14:44

33 View Street, Mont Albert Vic 3127

Trev Buhagiar
94703390
0452592805
trev@heavyside.co



3 2

Rooms: 2
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
Year ending September 2025: $2,502,000

Comparable Properties



1/13 Russell St SURREY HILLS 3127 (REI)

3 2 2

Price: $1,452,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/368 Mont Albert Rd MONT ALBERT 3127 (REI)

3 2 1

Price: $1,380,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



1/1025 Riversdale Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,415,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Heavyside

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