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<br>Including suburb and postcode | 3/394 MONT ALBERT ROAD MONT ALBERT VIC 3127 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $645,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $860,000 | Property type | Unit | Suburb | Mont Albert |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | 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 6 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 |
|---|---|---|
| 5/6 LEOPOLD CRESCENT MONT ALBERT VIC 3127 | $700,000 | 31-May-25 |
| 8/18 LOUISE AVENUE MONT ALBERT VIC 3127 | $700,000 | 01-Aug-25 |
| | | |

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 6 months.

This Statement of Information was prepared on: 18 November 2025

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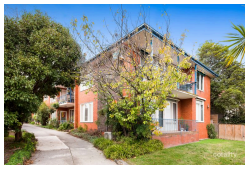


**5/6 LEOPOLD CRESCENT MONT ALBERT VIC 3127**

2 1 1

Sold Price **$700,000** Sold Date **31-May-25**

Distance **0.5km**



**8/18 LOUISE AVENUE MONT ALBERT VIC 3127**

2 1 1

Sold Price Sold Date **01-Aug-25**

Distance **0.37km**

**RS** = Recent sale **UN** = Undisclosed Sale

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