

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 3/368 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,390,000 Property Type Townhouse Suburb Mont Albert

Period - From 27/05/2025 to 26/05/2026 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	3/410 Mont Albert Rd MONT ALBERT 3127	\$1,480,000	23/03/2026
2	2/777 Canterbury Rd SURREY HILLS 3127	\$1,145,000	20/05/2026
3	1/32 Russell St SURREY HILLS 3127	\$1,305,000	02/05/2026

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: 27/05/2026 09:23

3/368 Mont Albert Road, Mont Albert Vic 3127

Paige Heavyside
9470 3390
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 3  2  1

Property Type: Townhouse (Res)
Land Size: 249 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
27/05/2025 - 26/05/2026: \$1,390,000

Comparable Properties

3/410 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,480,000
Method:
Date: 23/03/2026
Property Type: House



2/777 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,145,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Unit
Land Size: 322 sqm approx



1/32 Russell St SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,305,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit
Land Size: 292 sqm approx

Account - Heavyside



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