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	1/322 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $815,000 Property Type Unit Suburb Mont Albert

Period - From 01/01/2025 to 31/12/2025 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	3/3 Inglisby Rd MONT ALBERT 3127	$750,000	28/02/2026
2	2/22 Lorne Pde MONT ALBERT 3127	$812,000	21/02/2026
3	4/34 Yerrin St BALWYN 3103	$838,000	14/02/2026

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: 23/03/2026 18:43

1/322 Mont Albert Road, Mont Albert Vic 3127

2 1 2

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
Year ending December 2025: $815,000

Comparable Properties

3/3 Inglisby Rd MONT ALBERT 3127 (REI)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 28/02/2026
Rooms: 3
Property Type: Unit

Agent Comments

2/22 Lorne Pde MONT ALBERT 3127 (REI)

2 1 1

Price: $812,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit
Land Size: 141 sqm approx

Agent Comments

4/34 Yerrin St BALWYN 3103 (REI)

2 1 1

Price: $838,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

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