

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

1/410 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,380,000

Property Type Townhouse

Suburb Mont Albert

Period - From 10/09/2025

to

09/09/2026

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	4/41 Pembroke St SURREY HILLS 3127	\$1,515,000	16/05/2026
2	3/410 Mont Albert Rd MONT ALBERT 3127	\$1,480,000	23/03/2026
3	2/31 Bentley St SURREY HILLS 3127	\$1,530,000	14/03/2026

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:

10/09/2026 10:36

1/410 Mont Albert Road, Mont Albert Vic 3127

woodards

Brett Philipp

0425756789

0425756789

bphilipp@woodards.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

10/09/2025 - 09/09/2026: \$1,380,000



3 2 2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



4/41 Pembroke St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$1,515,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)



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

Agent Comments

3 2 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 23/03/2026

Property Type: Townhouse (Res)



2/31 Bentley St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 3 2

Price: \$1,530,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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