

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

1/81 VICTORIA CRESCENT 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

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jul 2025

to

30 Jun 2026

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

3 INGLESBY ROAD CAMBERWELL VIC 3124	\$750,000	-
3/9 STANHOPE STREET MONT ALBERT VIC 3127	\$790,000	08-May-26
2/364 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$840,000	14-May-26

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: 01 July 2026


**3 INGLESBY ROAD CAMBERWELL
VIC 3124**
 -  -  -

Sold Price

\$750,000

Sold Date

-

Distance

5.01km

**3/9 STANHOPE STREET MONT
ALBERT VIC 3127**
 2  1  1

Sold Price

^{RS} **\$790,000** ^{UN}

Sold Date

08-May-26

Distance

0.85km

**2/364 MONT ALBERT ROAD MONT
ALBERT VIC 3127**
 2  1  1

Sold Price

^{RS} **\$840,000** ^{UN}

Sold Date

14-May-26

Distance

1.01km
RS = Recent sale

UN = Undisclosed Sale

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