

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

11 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061

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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Campbellfield

Period-from

01 May 2025

to

30 Apr 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

7 MISTY STREET CAMPBELLFIELD VIC 3061	\$637,500	08-Mar-26
52 NORWICH CRESCENT CAMPBELLFIELD VIC 3061	\$640,000	23-Oct-25
6 CARLISLE COURT CAMPBELLFIELD VIC 3061	\$670,000	11-Apr-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: 07 May 2026



**7 MISTY STREET CAMPBELLFIELD
VIC 3061**

 3
  1
  2

Sold Price

\$637,500

Sold Date

08-Mar-26

Distance

0.24km



**52 NORWICH CRESCENT
CAMPBELLFIELD VIC 3061**

 3
  1
  4

Sold Price

\$640,000

Sold Date

23-Oct-25

Distance

0.3km



**6 CARLISLE COURT
CAMPBELLFIELD VIC 3061**

 3
  3
  6

Sold Price

^{RS} **\$670,000**

Sold Date

11-Apr-26

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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