

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

15/86 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Mont Albert

Period - From 01/01/2026

to

31/03/2026

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	2/32 Russell St SURREY HILLS 3127	\$1,401,000	21/03/2026
2	110 Dorking Rd BOX HILL NORTH 3129	\$1,300,000	29/11/2025
3	1/114 Severn St BOX HILL NORTH 3129	\$1,320,000	28/11/2025

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:

14/04/2026 14:41



3 2 2

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
March quarter 2026: \$2,350,000

Comparable Properties



2/32 Russell St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 335 sqm approx



110 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 491 sqm approx



1/114 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,320,000
Method: Sold After Auction
Date: 28/11/2025
Property Type: House