

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

207/659-661 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$796,000

Property Type

Unit

Suburb

Mont Albert

Period - From

28/05/2024

to

27/05/2025

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	208/661 Whitehorse Rd MONT ALBERT 3127	\$700,000	07/05/2025
2	3/18 Wolseley CI MONT ALBERT 3127	\$720,000	20/03/2025
3	1407/545 Station St BOX HILL 3128	\$730,000	11/01/2025

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:

28/05/2025 13:07



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Rooms: 4
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$719,000
Median Unit Price
28/05/2024 - 27/05/2025: \$796,000

Comparable Properties



208/661 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

2 2 2

Price: \$700,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit



3/18 Wolseley CI MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit

1407/545 Station St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$730,000
Method: Sale
Date: 11/01/2025
Property Type: Subdivided Flat - Single OYO Flat