

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

22 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

&

\$1,450,000

Median sale price

Median price

\$2,402,000

Property Type

House

Suburb

Mont Albert

Period - From

20/04/2025

to

19/04/2026

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	2/4 Allison Rd MONT ALBERT NORTH 3129	\$1,348,000	21/02/2026
2	33 View St MONT ALBERT 3127	\$1,425,000	22/12/2025
3	1/55 Strabane Av MONT ALBERT NORTH 3129	\$1,440,000	25/10/2025

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:

20/04/2026 09:40



3
 2
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

20/04/2025 - 19/04/2026: \$2,402,000

Comparable Properties



2/4 Allison Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4
 3
 2

Price: \$1,348,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



33 View St MONT ALBERT 3127 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,425,000

Method: Private Sale

Date: 22/12/2025

Property Type: Townhouse (Single)

Land Size: 198 sqm approx



1/55 Strabane Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,440,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 335 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800