

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

32/741 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$330,000 & \$363,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Mont Albert

Period - From 01/04/2025 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	1607/850 Whitehorse Rd BOX HILL 3128	\$382,000	13/03/2026
2	1511/850 Whitehorse Rd BOX HILL 3128	\$380,000	23/01/2026
3	1025/850 Whitehorse Rd BOX HILL 3128	\$350,000	24/12/2025

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:

04/05/2026 13:25

32/741 Whitehorse Road, Mont Albert Vic 3127



Adele Wang
0434 282 761
adelewang@inlineproperty.com



Property Type: Serviced
Apartments/Holiday Units (Res)
Land Size: 1884 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median Unit Price
Year ending March 2026: \$830,000

Comparable Properties

1607/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$382,000
Method: Sale
Date: 13/03/2026
Property Type: Subdivided Flat - Single OYO Flat



1511/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 23/01/2026
Property Type: Subdivided Flat - Single OYO Flat



1025/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262



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