

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

732 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Mont Albert

Period - From 14/05/2025 to 13/05/2026 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	915 Canterbury Rd BOX HILL 3128	\$1,300,000	09/05/2026
2	81 Box Hill Cr MONT ALBERT NORTH 3129	\$1,350,000	12/03/2026
3	385 Station St BOX HILL SOUTH 3128	\$1,325,000	28/02/2026

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:

14/05/2026 14:29



3
 1
 2

Rooms: 6

Property Type: House (Res)

Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

14/05/2025 - 13/05/2026: \$2,375,000

Comparable Properties



915 Canterbury Rd BOX HILL 3128 (REI)

Agent Comments

4
 2
 2

Price: \$1,300,000

Method: Private Sale

Date: 09/05/2026

Property Type: House

Land Size: 658 sqm approx



81 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

3
 1
 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 580 sqm approx



385 Station St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4
 1
 4

Price: \$1,325,000

Method: Private Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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