

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

8 Mccoll Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,409,500 Property Type Townhouse Suburb Mont Albert North

Period - From 19/06/2025 to 18/06/2026 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	30 Scarborough Sq MONT ALBERT NORTH 3129	\$955,000	17/04/2026
2	2/48 Belgravia Av MONT ALBERT NORTH 3129	\$1,030,000	07/04/2026
3	8 Mayfair MONT ALBERT NORTH 3129	\$980,000	06/03/2026

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:

19/06/2026 10:08



Property Type:
Divorce/Estate/Family Transfers
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
19/06/2025 - 18/06/2026: \$1,409,500

Comparable Properties



30 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$955,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 197 sqm approx



2/48 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 07/04/2026
Property Type: Unit
Land Size: 315 sqm approx



8 Mayfair MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 191 sqm approx

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