

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

85 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,265,000 Property Type House Suburb Mont Albert

Period - From 01/10/2025 to 31/12/2025 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	58 Empress Rd SURREY HILLS 3127	\$2,880,000	06/12/2025
2	42 York St MONT ALBERT 3127	\$2,930,000	15/11/2025
3			

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:

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Indicative Selling Price
\$2,700,000 - \$2,900,000

Median House Price
December quarter 2025: \$2,265,000



4 3 3

Property Type: House (Res)
Agent Comments

Comparable Properties



58 Empress Rd SURREY HILLS 3127 (REI)

Agent Comments

5 2 1

Price: \$2,880,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 567 sqm approx



42 York St MONT ALBERT 3127 (REI/VG)

Agent Comments

5 4 2

Price: \$2,930,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 437 sqm approx

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.