

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

9/2 Hotham Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$815,000

Property Type Unit

Suburb Mont Albert

Period - From 01/04/2026

to

30/06/2026

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	1/32 Russell St SURREY HILLS 3127	\$1,305,000	02/05/2026
2	1/362 Mont Albert Rd MONT ALBERT 3127	\$1,315,000	02/05/2026
3	3/368 Mont Albert Rd MONT ALBERT 3127	\$1,243,000	24/06/2026

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:

11/08/2026 11:55

9/2 Hotham Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
June quarter 2026: \$815,000

Comparable Properties

1/32 Russell St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,305,000
Method:
Date: 02/05/2026
Property Type: House

1/362 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,315,000
Method:
Date: 02/05/2026
Property Type: House

3/368 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$1,243,000
Method: Private Sale
Date: 24/06/2026
Property Type: Townhouse (Single)
Land Size: 249 sqm approx



Account - Heavyside



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