

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

1/2 ALLISON ROAD MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

3/385 ELGAR ROAD MONT ALBERT VIC 3127	\$560,000	24-Jun-26
5/3 CAIRO ROAD MONT ALBERT NORTH VIC 3129	\$610,000	09-Apr-26
9/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$521,000	29-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 07 August 2026



**3/385 ELGAR ROAD MONT
ALBERT VIC 3127**

 2  1  1

Sold Price

\$560,000

Sold Date

24-Jun-26

Distance

1.88km



**5/3 CAIRO ROAD MONT ALBERT
NORTH VIC 3129**

 2  1  1

Sold Price

\$610,000

Sold Date

09-Apr-26

Distance

0.21km



**9/601 ELGAR ROAD MONT ALBERT
NORTH VIC 3129**

 2  1  1

Sold Price

\$521,000

Sold Date

29-Mar-26

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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