

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

Single price

\$575,000

Median sale price

Median price

\$1,181,500

Property Type

Unit

Suburb

Mont Albert North

Period - From

07/09/2025

to

06/09/2026

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	3/385 Elgar Rd MONT ALBERT 3127	\$560,000	25/06/2026
2	5/3 Cairo Rd MONT ALBERT NORTH 3129	\$610,000	09/04/2026
3	9/601 Elgar Rd MONT ALBERT NORTH 3129	\$521,000	29/03/2026

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:

07/09/2026 10:15



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$575,000

Median Unit Price
07/09/2025 - 06/09/2026: \$1,181,500

Comparable Properties

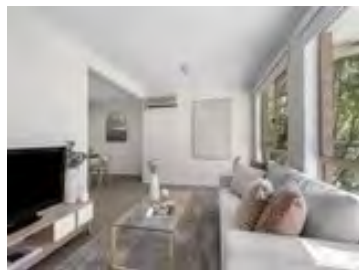


3/385 Elgar Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

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Price: \$560,000
Method: Sold Before Auction
Date: 25/06/2026
Property Type: Unit



5/3 Cairo Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Expression of Interest
Date: 09/04/2026
Property Type: Unit
Land Size: 162 sqm approx



9/601 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$521,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355