

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

3/385 Elgar Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Mont Albert

Period - From 01/01/2026 to 31/03/2026 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	5/30 Wellington Rd BOX HILL 3128	\$680,000	24/11/2025
2	4/2 Birdwood St BOX HILL SOUTH 3128	\$650,000	26/05/2026
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:

01/06/2026 14:22



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2026: \$960,000

Comparable Properties

5/30 Wellington Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$680,000

Method:

Date: 24/11/2025

Property Type: House



4/2 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  2

Price: \$650,000

Method: Private Sale

Date: 26/05/2026

Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9842 8888