

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

3/3 Inglisby Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price	\$797,500	Property Type	Unit	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	2/17 Grace St MONT ALBERT 3127	\$730,000	07/10/2025
2	2/24 Wolseley Cl MONT ALBERT 3127	\$825,000	21/09/2025
3	3/263 Mont Albert Rd SURREY HILLS 3127	\$710,000	19/08/2025

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:

02/02/2026 11:13

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2025: \$797,500

Comparable Properties

**2/17 Grace St MONT ALBERT 3127 (REI/VG)**

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1

Agent Comments

Price: \$730,000**Method:** Private Sale**Date:** 07/10/2025**Property Type:** Unit**Land Size:** 114 sqm approx**2/24 Wolseley Cl MONT ALBERT 3127 (VG)**

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Agent Comments

Price: \$825,000**Method:** Sale**Date:** 21/09/2025**Property Type:** Flat/Unit/Apartment (Res)**3/263 Mont Albert Rd SURREY HILLS 3127 (VG)**

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1

Agent Comments

Price: \$710,000**Method:** Sale**Date:** 19/08/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355