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 $741,000 & $750,000

Median sale price

Median price $732,500 Property Type Unit Suburb Mont Albert

Period - From 27/02/2025 to 26/02/2026 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	5/44 Kingston Rd SURREY HILLS 3127	$765,000	16/02/2026
2	2/17 Grace St MONT ALBERT 3127	$730,000	07/10/2025
3	2/24 Wolseley Cl MONT ALBERT 3127	$825,000	21/09/2025

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: 27/02/2026 16:00

3/3 Inglisby Road, Mont Albert Vic 3127



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$741,000 - $750,000
Median Unit Price
27/02/2025 - 26/02/2026: $732,500

Comparable Properties

5/44 Kingston Rd SURREY HILLS 3127 (REI)

2 1 1

Agent Comments

Price: $765,000
Method:
Date: 16/02/2026
Property Type: Unit



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

2 1 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)

2 1 1

Agent Comments

Price: $825,000
Method: Sale
Date: 21/09/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355

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