

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 51/781 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Mont Albert

Period - From 01/04/2023

to 31/03/2024

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	2405/850 Whitehorse Rd BOX HILL 3128	\$565,000	02/05/2024
2	1105/999 Whitehorse Rd BOX HILL 3128	\$556,000	07/05/2024
3	12/98-100 Carrington Rd BOX HILL 3128	\$555,000	06/02/2024

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:

29/05/2024 15:40

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Indicative Selling Price
\$550,000

Median Unit Price
Year ending March 2024: \$760,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2405/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment



1105/999 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments

2 2 1

Price: \$556,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



12/98-100 Carrington Rd BOX HILL 3128 (REI) Agent Comments

2 2 1

Price: \$555,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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