

# 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

141 Windsor Cres, Mont Albert, Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$765,000

### Median sale price

Median price

\$807,500

Property type

Unit

Suburb

Mont Albert

Period - From

01/12/2024

to

28/02/2025

Source



PropTrack

### 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
1/412 Mont Albert Rd, Mont Albert, VIC 3127	\$750,000	30/09/2024
1/439 Station Street, Box Hill, VIC 3128	\$760,000	18/11/2024
3/24 Shepherd Street, Surrey Hills, VIC 3127	\$740,000	26/10/2024

**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: 02/03/2025