

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

373 Elgar Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,379,000

Property Type House

Suburb Mont Albert

Period - From 01/10/2023

to

30/09/2024

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	102 Clyde St BOX HILL NORTH 3129	\$1,280,000	13/11/2024
2	810 Canterbury Rd BOX HILL SOUTH 3128	\$1,365,000	26/10/2024
3	3 Haig St BOX HILL SOUTH 3128	\$1,400,000	25/05/2024

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:

21/11/2024 21:12

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Indicative Selling Price
\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2024: \$2,379,000



4 2 2

Property Type: House (Res)
Land Size: 451 sqm approx
Agent Comments

Comparable Properties



102 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

5 2 2

Price: \$1,280,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 336 sqm approx



810 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 1

Price: \$1,365,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 723 sqm approx



3 Haig St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 681 sqm approx