

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

2/415 Elgar Road, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Mont Albert

Period - From

15/09/2024

to

14/09/2025

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	12/82 Victoria Cr MONT ALBERT 3127	\$770,000	06/09/2025
2	2/770a Whitehorse Rd MONT ALBERT 3127	\$762,000	30/08/2025
3	g03/661 Whitehorse Rd MONT ALBERT 3127	\$805,000	27/03/2025

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:

15/09/2025 12:27



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
15/09/2024 - 14/09/2025: \$770,000

Comparable Properties



12/82 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$770,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



2/770a Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$762,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)



g03/661 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

2 2 2

Price: \$805,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262