

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

24 VICTORIA CRESCENT MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,477,500

Property type

House

Suburb

Mont Albert

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

24 PROUDFOOT STREET MONT ALBERT VIC 3127	\$2,425,000	17-May-25
30 KINTORE CRESCENT BOX HILL VIC 3128	\$2,480,000	08-May-25
52 VIEW STREET MONT ALBERT VIC 3127	\$2,510,000	18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 20 October 2025



24 PROUDFOOT STREET MONT ALBERT VIC 3127

4 3 1

Sold Price **\$2,425,000** Sold Date **17-May-25**

Distance **0.68km**



30 KINTORE CRESCENT BOX HILL VIC 3128

4 3 2

Sold Price ^{RS} **\$2,480,000** Sold Date **08-May-25**

Distance **1.1km**



52 VIEW STREET MONT ALBERT VIC 3127

4 2 1

Sold Price ^{RS} **\$2,510,000** ^{UN} Sold Date **18-Oct-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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