Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address 33	3 View Street, Mont Albert Vic 3127
Including suburb and	
postcode	
· ·	

Indicative selling price

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

Range between \$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$2,502,000	Pro	perty Type	House		Suburb	Mont Albert
Period - From	01/10/2024	to	30/09/2025		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

7,01	Address of comparable property		Date of Sale
1	1/13 Russell St SURREY HILLS 3127	\$1,452,000	18/10/2025
2	2/368 Mont Albert Rd MONT ALBERT 3127	\$1,380,000	20/09/2025
3	1/1025 Riversdale Rd SURREY HILLS 3127	\$1,415,000	11/07/2025

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:	12/11/2025 14:44



Date of sale

Trev Buhagiar 94703390 0452592805 trev@heavyside.co

Indicative Selling Price \$1,350,000 - \$1,485,000 **Median House Price**

Year ending September 2025: \$2,502,000



Property Type: Townhouse

Agent Comments

Comparable Properties



1/13 Russell St SURREY HILLS 3127 (REI)

Price: \$1,452,000 Method: Auction Sale Date: 18/10/2025

Property Type: Townhouse (Res)

Agent Comments



2/368 Mont Albert Rd MONT ALBERT 3127 (REI)

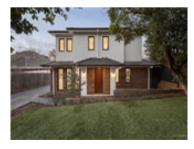




Agent Comments

Price: \$1,380,000 Method: Auction Sale Date: 20/09/2025

Property Type: Townhouse (Res)



1/1025 Riversdale Rd SURREY HILLS 3127 (REI/VG)





Price: \$1,415,000 Method: Private Sale Date: 11/07/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Heavyside



