

# 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

33 View Street, 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

\$1,425,000

### Median sale price

Median price

\$1,232,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

13/12/2024

to

12/12/2025

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

**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:

13/12/2025 15:28

33 View Street, Mont Albert Vic 3127



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,425,000  
Median Townhouse Price  
13/12/2024 - 12/12/2025: \$1,232,000

## Comparable Properties

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

Agent Comments



Price: \$1,380,000  
Method:  
Date: 20/09/2025  
Property Type: House

1/1025 Riversdale Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,415,000  
Method:  
Date: 11/07/2025  
Property Type: House



1/13 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,452,000  
Method: Auction Sale  
Date: 18/10/2025  
Property Type: Townhouse (Res)

Account - Heavyside



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