

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

5 Black Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$2,450,000

&

\$2,650,000

Median sale price

Median price

\$2,430,000

Property Type

House

Suburb

Mont Albert

Period - From

04/09/2024

to

03/09/2025

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	4 Thistle St SURREY HILLS 3127	\$2,460,000	23/08/2025
2	18 Pine St SURREY HILLS 3127	\$2,530,000	12/04/2025
3	24 Proudfoot St MONT ALBERT 3127	\$2,425,000	17/05/2025

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:

04/09/2025 16:29



4 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 805 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,650,000
Median House Price
04/09/2024 - 03/09/2025: \$2,430,000

Comparable Properties



4 Thistle St SURREY HILLS 3127 (REI)

4 2 2

Price: \$2,460,000
Method:
Date: 23/08/2025
Property Type: House

Agent Comments
855sqm



18 Pine St SURREY HILLS 3127 (REI)

4 2 2

Price: \$2,530,000
Method:
Date: 12/04/2025
Property Type: House

Agent Comments
841sqm



24 Proudfoot St MONT ALBERT 3127 (REI/VG)

4 3 2

Price: \$2,425,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Account - RT Edgar Boroondara