

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

89 Windsor Crescent, Mont Albert VIC 3127

Indicative selling price

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

Range between

\$1,750,000

&

\$1,925,000

Median sale price

Median price

\$2,410,000

Property Type

House

Suburb

Mont Albert

Period - From

31/03/2025

to

29/09/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
30 Bundoran Pde, Mont Albert North Vic	\$1,900,000	28/06/2025
26 Victoria Cr, Mont Albert Vic	\$1,950,800	12/06/2025
58 Boisdale St, Surrey Hills Vic	\$1,720,000	28/05/2025

This Statement of Information was prepared on:

01/10/2025