

## 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

99 MT PLEASANT ROAD MONBULK VIC 3793

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,500

Property type

House

Suburb

Monbulk

Period-from

01 Apr 2025

to

31 Mar 2026

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 28 DAVID HILL ROAD MONBULK VIC 3793       | \$831,000 | 17-Feb-26 |
| 12 MCALLISTER ROAD MONBULK VIC 3793       | \$822,100 | 07-Dec-24 |
| 207 EMERALD-MONBULK ROAD MONBULK VIC 3793 | \$795,000 | 30-May-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: 29 April 2026



**28 DAVID HILL ROAD MONBULK  
VIC 3793**

 3  1  4

Sold Price

**\$831,000**

Sold Date

**17-Feb-26**

Distance

**1.3km**



**12 MCALLISTER ROAD MONBULK  
VIC 3793**

 3  2  2

Sold Price

**\$822,100**

Sold Date

**07-Dec-24**

Distance

**1.05km**



**207 EMERALD-MONBULK ROAD  
MONBULK VIC 3793**

 3  2  1

Sold Price

**\$795,000**

Sold Date

**30-May-25**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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