

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

G01/801 WHITEHORSE ROAD MONT ALBERT VIC 3127

Indicative selling price

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

Single Price

or range
between

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Flats

Suburb

Mont Albert

Period-from

21 May 2025

to

21 Nov 2025

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

2806/845 WHITEHORSE ROAD BOX HILL VIC 3128	\$660,000	15-Aug-25
108/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$600,000	03-Sep-25
5/322 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$700,000	07-Sep-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: 21 November 2025