

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

2b Agnes Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,380,000 & \$1,500,000

Median sale price

Median price \$2,265,000 Property Type House Suburb Mont Albert

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	33 View St MONT ALBERT 3127	\$1,425,000	22/12/2025
2	22 Serpentine St MONT ALBERT 3127	\$1,415,000	13/10/2025
3	2/398 Mont Albert Rd MONT ALBERT 3127	\$1,580,000	22/09/2025

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:

20/02/2026 09:37

2b Agnes Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Rooms: 5
Property Type: Unit
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,500,000
Median House Price
December quarter 2025: \$2,265,000

Comparable Properties



33 View St MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,425,000
Method: Private Sale
Date: 22/12/2025
Property Type: Townhouse (Single)
Land Size: 198 sqm approx



22 Serpentine St MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,415,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 617 sqm approx



2/398 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,580,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Account - Heavyside



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