

# 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 104/662 Whitehorse Road, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$735,000 Property Type Unit Suburb Mont Albert

Period - From 29/01/2025 to 28/01/2026 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	103/358 Canterbury Rd SURREY HILLS 3127	\$660,000	09/01/2026
2	10/28-36 James St BOX HILL 3128	\$710,000	13/12/2025
3	106/662 Whitehorse Rd MONT ALBERT 3127	\$700,000	26/10/2025

**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: 29/01/2026 11:21