

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

8 MAYFAIR MONT ALBERT NORTH VIC 3129

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Mont Albert North

Period-from

01 Nov 2024

to

31 Oct 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

3/1-3 FRANK STREET DONCASTER VIC 3108	\$905,000	13-Sep-25
2/17 HIGH STREET DONCASTER VIC 3108	\$990,000	21-Jun-25
2/12 LORAIN AVENUE BOX HILL NORTH VIC 3129	\$951,000	12-Jul-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.

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**3/1-3 FRANK STREET DONCASTER
VIC 3108**

 3  2  2

Sold Price

\$905,000

Sold Date

13-Sep-25

Distance

1.68km



**2/17 HIGH STREET DONCASTER
VIC 3108**

 3  2  2

Sold Price

\$990,000

Sold Date

21-Jun-25

Distance

1.63km



**2/12 LORAIN AVENUE BOX HILL
NORTH VIC 3129**

 3  3  1

Sold Price

\$951,000

Sold Date

12-Jul-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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