

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

8/17 Kingsley Crescent, Mont Albert Vic 3127
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Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$815,000

 Property Type

Unit

 Suburb

Mont Albert

Period - From

01/01/2025

 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	4/511 Elgar Rd MONT ALBERT NORTH 3129	\$880,000	26/11/2025
2	4/23 Simpsons Rd BOX HILL 3128	\$870,000	04/10/2025
3	3/27 Oxford St BOX HILL 3128	\$885,000	31/08/2025

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:

02/02/2026 11:55



3 1 2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 Year ending December 2025: \$815,000

Comparable Properties



4/511 Elgar Rd MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

3 2 2

Price: \$880,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)



4/23 Simpsons Rd BOX HILL 3128 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$870,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 203 sqm approx



3/27 Oxford St BOX HILL 3128 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$885,000
Method: Private Sale
Date: 31/08/2025
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999