

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

327 Mont Albert Road, 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

\$1,850,000

 &

\$2,000,000

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	17 Hotham St MONT ALBERT 3127	\$1,932,000	19/02/2026
2	249 Mont Albert Rd SURREY HILLS 3127	\$2,020,000	01/12/2025
3	38 Bentley St SURREY HILLS 3127	\$1,952,000	18/10/2025

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:

05/03/2026 17:19

327 Mont Albert Road, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
December quarter 2025: \$2,265,000

Comparable Properties



17 Hotham St MONT ALBERT 3127 (REI)

[Agent Comments](#)



Price: \$1,932,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 675 sqm approx



249 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)



Price: \$2,020,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 653 sqm approx



38 Bentley St SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)



Price: \$1,952,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 687 sqm approx

Account - Heavyside



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