

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 3/410 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	2/368 Mont Albert Rd MONT ALBERT 3127	\$1,380,000	20/09/2025
2	33 View St MONT ALBERT 3127	\$1,425,000	22/12/2025
3	1/13 Russell St SURREY HILLS 3127	\$1,452,000	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: 03/03/2026 14:44

3/410 Mont Albert Road, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$2,265,000

Comparable Properties



2/368 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,380,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)



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



1/13 Russell St SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,452,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Account - Heavyside



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