

# 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 22 Victoria Crescent, 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 \$1,480,000 & \$1,530,000

### Median sale price

Median price \$2,280,000 Property Type House Suburb Mont Albert

Period - From 05/06/2025 to 04/06/2026 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	4/41 Pembroke St SURREY HILLS 3127	\$1,515,000	16/05/2026
2	1/30 Francesca St MONT ALBERT NORTH 3129	\$1,541,000	16/05/2026
3	4/60 Relowe Cr MONT ALBERT NORTH 3129	\$1,480,000	16/05/2026

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: 05/06/2026 15:29



3   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,530,000

**Median House Price**

05/06/2025 - 04/06/2026: \$2,280,000

## Comparable Properties



**4/41 Pembroke St SURREY HILLS 3127 (REI)**

Agent Comments

4   2   2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Townhouse (Res)



**1/30 Francesca St MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4   3   2

**Price:** \$1,541,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Townhouse (Res)



**4/60 Relowe Cr MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4   3   2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800