

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5/1 Nangnak Lane, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$1,390,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

29/06/2025

to

28/06/2026

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

29/06/2026 12:57

5/1 Nangnak Lane, Mont Albert Vic 3127

McGrath

Ripple Wu

03 9889 8800

0433 903 099

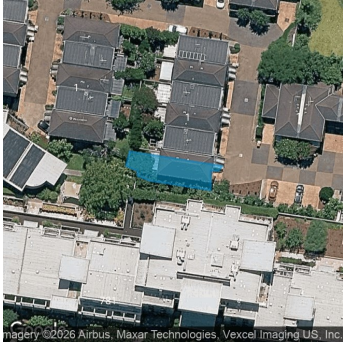
ripplewu@mcgrath.com.au

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Townhouse Price**

29/06/2025 - 28/06/2026: \$1,390,000



**Property Type:** Townhouse

Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - McGrath Box Hill | P: 03 9889 8800



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