

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

523 ELGAR ROAD MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Mont Albert North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

30 JACKSON AVENUE MONT ALBERT NORTH VIC 3129	\$1,111,000	27-Jun-25
73 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	\$1,260,000	14-Jun-25
474 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,310,000	08-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 15 September 2025

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30 JACKSON AVENUE MONT ALBERT NORTH VIC 3129

2 1 1

Sold Price

^{RS}

\$1,111,000

Sold Date

27-Jun-25

Distance

1.59km



73 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

3 1 1

Sold Price

^{RS}

\$1,260,000

Sold Date

14-Jun-25

Distance

1.21km



474 BELMORE ROAD MONT ALBERT NORTH VIC 3129

3 1 1

Sold Price

\$1,310,000

Sold Date

08-Apr-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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