

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

203/692 WHITEHORSE ROAD MONT ALBERT VIC 3127

Indicative selling price

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

Single Price

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Dec 2024

to

30 Nov 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

106/662 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$700,000	17-Nov-25
207/661 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$715,000	08-Jul-25
2004/36 PROSPECT STREET BOX HILL VIC 3128	\$680,000	23-Oct-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: 19 December 2025

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**106/662 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

 2  2  1

Sold Price

^{RS}

\$700,000

Sold Date

17-Nov-25

Distance

0.23km



**207/661 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

 2  -  -

Sold Price

\$715,000

Sold Date

08-Jul-25

Distance

0.26km



**2004/36 PROSPECT STREET BOX
HILL VIC 3128**

 2  -  -

Sold Price

\$680,000

Sold Date

23-Oct-25

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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