

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

30 MONT ALBERT ROAD GARFIELD VIC 3814

Indicative selling price

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

Single Price

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Garfield

Period-from

01 Feb 2025

to

31 Jan 2026

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

80 COOK ROAD LONGWARRY VIC 3816	\$1,400,000	28-Aug-25
70 GARFIELD ROAD GARFIELD VIC 3814	\$1,500,000	15-Oct-24
15 LATTA ROAD NAR NAR GOON VIC 3812	\$1,800,000	09-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: 17 February 2026

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80 COOK ROAD LONGWARRY VIC 3816 Sold Price **\$1,400,000** Sold Date **28-Aug-25**

 4  3  2

Distance **8.5km**



70 GARFIELD ROAD GARFIELD VIC 3814 Sold Price **\$1,500,000** Sold Date **15-Oct-24**

 5  3  7

Distance **1.62km**



15 LATTA ROAD NAR NAR GOON VIC 3812 Sold Price ^{RS} **\$1,800,000** ^{UN} Sold Date **09-Oct-25**

 4  2  10

Distance **9.6km**

RS = Recent sale

UN = Undisclosed Sale

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