

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

45 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061

Indicative selling price

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

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,500

Property type

House

Suburb

Campbellfield

Period-from

01 Apr 2025

to

31 Mar 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

7 LEEDS PLACE CAMPBELLFIELD VIC 3061	\$700,000	18-Mar-26
6 CARLISLE COURT CAMPBELLFIELD VIC 3061	\$670,000	11-Apr-26
4 BEECH COURT CAMPBELLFIELD VIC 3061	\$690,000	13-Mar-26

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: 20 April 2026



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7 LEEDS PLACE CAMPBELLFIELD VIC 3061

3 1 3

Sold Price

^{RS} **\$700,000**

Sold Date

18-Mar-26

Distance

0.1km



6 CARLISLE COURT CAMPBELLFIELD VIC 3061

3 3 6

Sold Price

^{RS} **\$670,000**

Sold Date

11-Apr-26

Distance

0.25km



4 BEECH COURT CAMPBELLFIELD VIC 3061

3 1 2

Sold Price

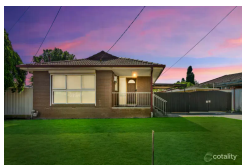
\$690,000

Sold Date

13-Mar-26

Distance

0.22km



7 MISTY STREET CAMPBELLFIELD VIC 3061

3 1 2

Sold Price

^{RS} **\$637,500**

Sold Date

12-Mar-26

Distance

0.49km



126 SOMERSET ROAD CAMPBELLFIELD VIC 3061

3 1 1

Sold Price

^{RS} **\$675,000**

Sold Date

13-Apr-26

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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