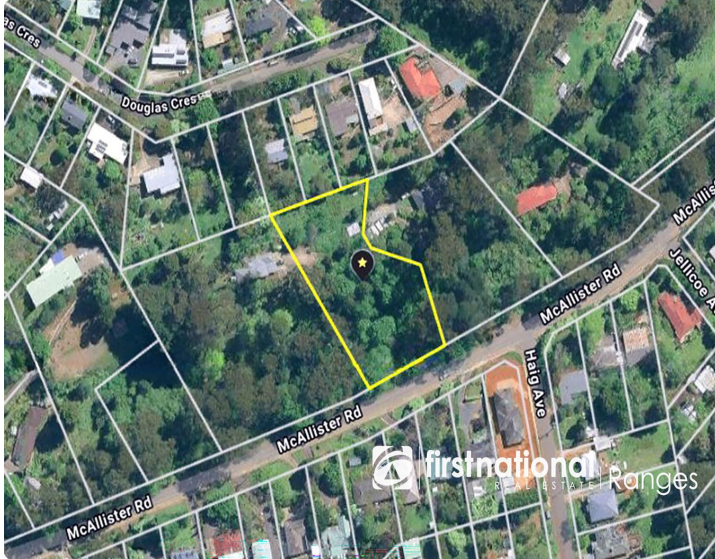


Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Pricing Information](#)
- | [Neighbouring Suburbs](#)
- | [Inspect This Property](#)
- | [Key Documents](#)
- | [Your Local Agents](#)
- | [Helpful Links](#)
- | [Ranges First National - About Us](#)

Property Details



21-25 McAllister Road, Monbulk

Land your opportunity on 1 Acre so close to Monbulk township!



**\$230,000 -
\$250,000**

PRIVATE INSPECTIONS AVAILABLE!

*** Please note, bring sturdy shoes!***

Genuine sellers looking to sell this 1-acre (approx) block within walking distance to all that Monbulk offers including schools, shops, Aldi & sporting grounds.

At the front of the block there is a small creek, and a level area at the back of the block offering privacy from the sealed road, there is plenty of scope for your new dream home (subject to council approval).

With a sealed shared driveway leading over the creek you have the beginnings of access to the property.

Your dream starts here!

Contact Mick Dolphin on 0429 684522 for more information.

*** As a courtesy to the neighbours, please contact us to arrange an inspection for access to the property. ***

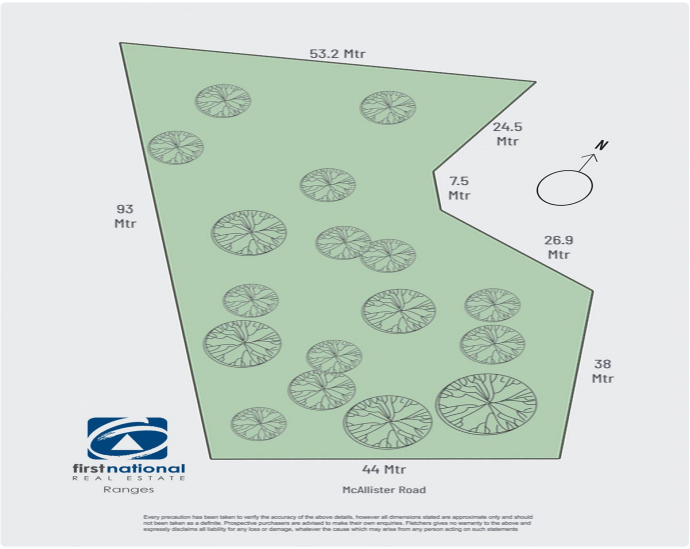
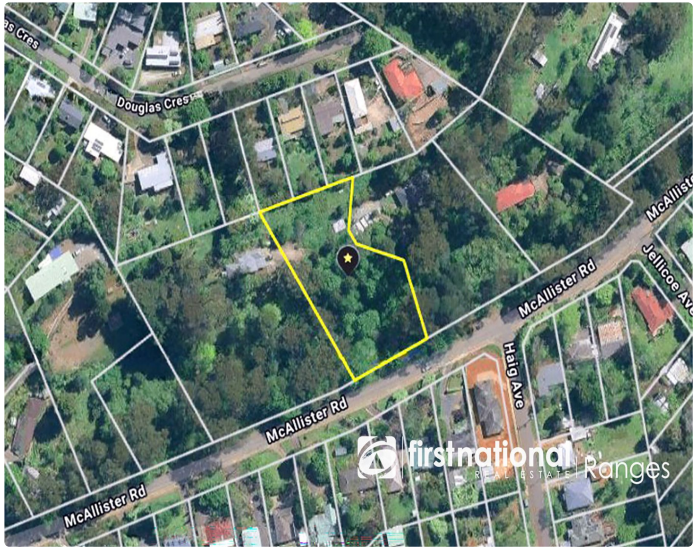
Photo ID required at all our open for inspections and auctions. We may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information.

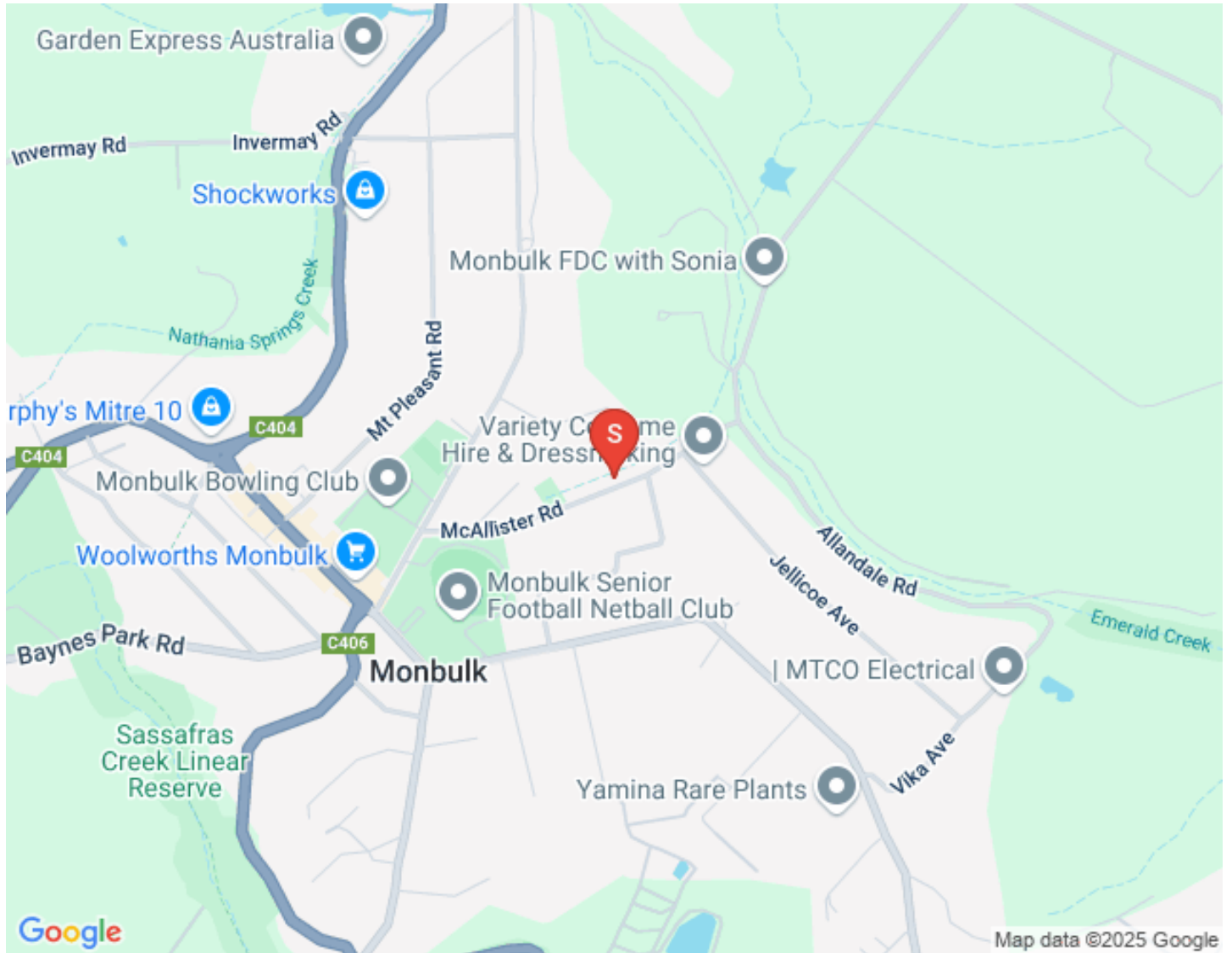
Photos may include virtual staging.

Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

[Statement of Information](#)



Location



Pricing Information

The property at 21-25 McAllister Road, Monbulk is currently for sale at \$230,000 - \$250,000.

Click here to view the [Statement of Information](#)

Neighbouring Suburbs

Belgrave

A Character Of Its Own



Belgrave



Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



Belgrave South



Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



Cockatoo



Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



Emerald



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



Ferny Creek

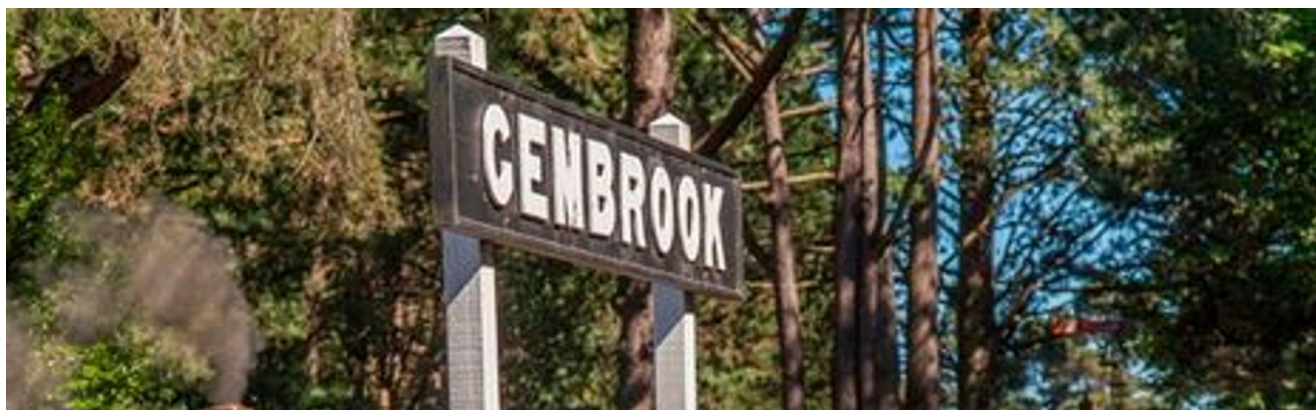


Gembrook

A Destination that Matters - Click here to find out more
about the - [Gembrook Suburb Profile](#)



Gembrook



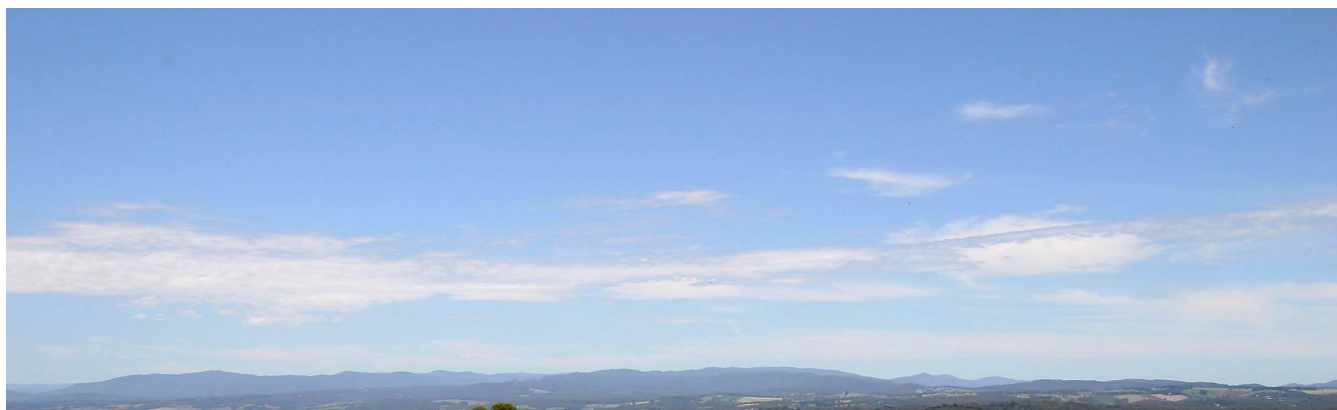
Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



Kallista



Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



Macclesfield



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



Menzies Creek



Monbulk

Hiding Place In The Hills - Click here to find out more about the - [Monbulk Suburb Profile](#)



Monbulk



Olinda

Charming Village - Click here to find out more about the [Olinda](#)

[Suburb Profile](#)



Olinda



Sassafras

Devonshire Teas And More - Click here to find out more about the - [Sassafras Suburb Profile](#)



Sassafras



Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



Selby



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



Tecoma



The Patch

Small but Scenic - Click here to find out more about the - [The Patch Suburb Profile](#)



The Patch

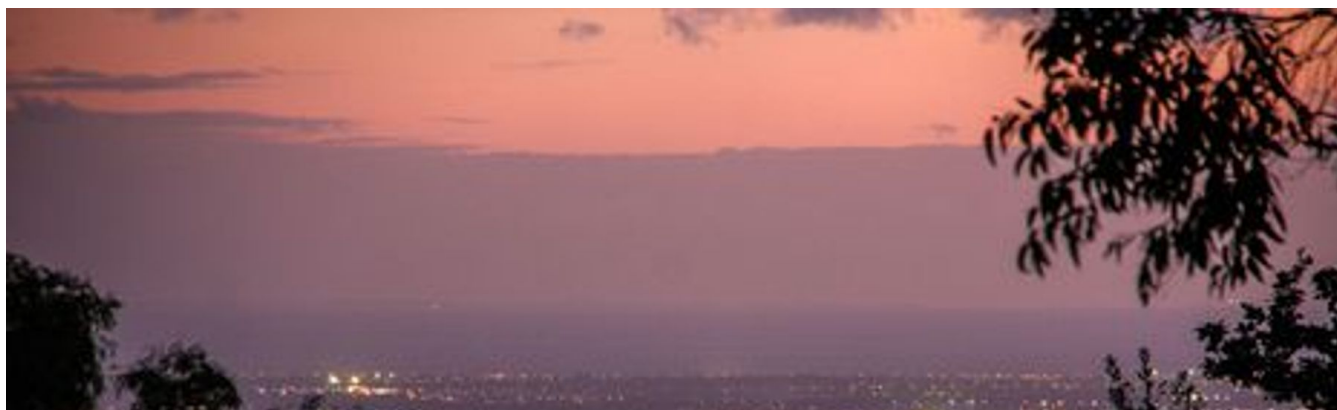


Upwey

Engage Upwey's Favourite - Click here to find out more about the - [Upwey Suburb Profile](#)



Upwey



Inspect This Property

The next scheduled open home is:

*If no open home is scheduled please contact the Agent.

Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

Your Local Agents



MICK DOLPHIN

DIRECTOR/LICENSED ESTATE AGENT

0429 684 522

MickD@rangesfn.com.au

With a near-perfect rating on Rate My Agent, Mick Dolphin consistently has the same comments stated when helping his clients sell or buy. Mick is "knowledgeable," "straightforward," "easy to communicate with," "genuine," "professional," "down to earth," he "made the process easy," "helpful" and has "amazing local knowledge." It is feedback like this and a proven track record of strong negotiations, getting his clients the very best he can, that puts Mick as one of the most valued agents in the Dandenong Ranges.

Having strong ties to the community living locally for 26 years with his family, Mick is a great networker and loves nothing more than supporting where he lives. He is actively involved in local sporting and community clubs, schools and anything he can lend a hand with. Continually striving to improve himself, Mick is an avid reader, he seeks to advance his skills, continues to learn and is happy to try new systems. While his generation wasn't brought up with the technology like today's kids are, he is uniquely positioned as the generation that still understands how to talk one to one as well as utilize modern technology to its maximum benefit and to see if that can be applied to help his team and clients. Innovative marketing is one of his passions, and he regularly gathers with the best in the business throughout Australia and overseas to see what is working for them and brings that to the 'hills.'

A winner of many awards over his 20 years in real estate, Mick is often ranked highly amongst his peers, his determination and hard work ethic means he'll go above and beyond to ensure his clients' needs are looked after. Many of these are clients for life, and they recommend Mick to friends and family. A testament of a respected agent is how many of his new clients are referred business.

In his spare time, Mick enjoys spending time with his wife Meaghan and his two boys, particularly out in the garden or at Emerald Lake Park. Having a degree in Horticulture and having grown up in rural Victoria, Mick has a unique set of skills and range of knowledge to help him sell the benefits the hills have to offer – particularly if your property has a beautiful garden or rural aspect! He also enjoys indoor and outdoor cricket and currently plays at South Belgrave Cricket Club where he captains the Veterans team. Mick's boys also play local cricket and basketball, and you will often see Mick in the crowd, cheering them on!

During Mick's time in real estate, he has achieved some impressive results!

Part of the Elite & Top First National offices for 2017, 2018, 2019, 2020 & 2021, 2022, 2023 and 2024 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022, 2023 & 2024

2 Sales Person of the Year 2019, 2020 & 2021 in Vic/Tas

3 Sales Person of the Year 2017 in Vic/Tas

5 Sales Person of the Year 2022 in Vic/Tas

6 Sales Person of the Year 2024 in Vic/Tas

7 Sales Person of the Year 2018 in Vic/Tas

13 Sales Person of the Year 2023 in Vic/Tas

Number one referrer in 2013.

Top 20 salesperson Victoria in 2009 and 2010.



JANET HAWKINS

SALES CONSULTANT

0409 117 432

janeth@rangesfn.com.au

Janet is a Licensed Estate Agent with 27 years of local real estate experience, making her the most qualified assistant in the area. She will work alongside Mick to address all your needs throughout the sales campaign.

Janet will take care of essential tasks such as booking photos, creating floor plans, organizing drone shots, producing videos, writing advertising copy, and coordinating with stylists and tradespeople before your property hits the market. Her goal is to ensure your property is showcased online in the best possible light.

Known for her reliability, honesty, and extensive knowledge, Janet is a skilled negotiator and sales consultant in her own right. She is your problem solver and a dependable support system during both the sales process and after the sale. You can count on her to prioritize your needs and provide exceptional assistance.

Outside of work, Janet is a proud mother and grandmother. She enjoys reading, dining out, and spending quality time with family and friends. Janet has a passion for travel and living life to the fullest, especially riding her Harley Davidson with her partner, Jock. Additionally, she is an animal lover with two rescue cats, Benny and Chico, and a rescue dog named Axel.



ANTHONY IORLANO

SALES CONSULTANT

0494 142 438

anthonyi@rangesfn.com.au

Meet Anthony, a dedicated local with a genuine passion for helping people step into the next chapter of their lives. Growing up in Upwey, he has a deep connection to the Dandenong Ranges and a strong understanding of what makes this area so unique.

With hands-on experience in local real estate, Anthony prioritizes his clients above all else. He takes the time to truly listen, understand your needs, and guide you through every step of your property journey with care and dedication. Whether you're buying your first home, upsizing, downsizing, seeking advice, or simply curious about your property's worth, he is here to make the process simple, personalized, and stress-free.

If you're considering a move to the Dandenongs or thinking about selling in the near future, don't hesitate to reach out to him anytime.

Anthony is not only known for his excellent sales and customer service track record but also for his ability to build lasting relationships with clients. He has a knack for spotting opportunities and utilizes an extensive database of qualified buyers to ensure the right fit for your home.

In his spare time, Anthony enjoys good food and wine with family and friends and loves to relax. One of his favorite pastimes is practicing his archery skills.

It's important to note that around 85% of buyers looking to purchase a home in the Dandenong Ranges are from outside the area. Anthony is prepared to introduce them to the local lifestyle. As a resident of Upwey, he can help buyers transition smoothly and share all the best spots only locals know.



CAITI ELLIS

SALES CONSULTANT

0493 136 937

caitie@rangesfn.com.au

We also welcome local Caiti Ellis into the sales team, following 18 months of "learning the ropes" and gaining valuable experience in administration. Caiti has transitioned into sales and is already making waves.

Caiti was born and raised in Cockatoo which has given her a rich understanding of the local community inspiring her genuine passion for helping people find their perfect home in the hills.

Caiti's roots run deep in the community. She has played for both the Emerald Junior and Senior Football club. Whether on the field or in the real estate market, she brings the same dedication, teamwork, and drive to succeed.

When she's not assisting clients, Caiti enjoys spending time with her two beloved dogs, Fonzie and Daisy, or crafting the best espresso martinis you've ever tasted!

Passionate, motivated, and eager to advance in her real estate career, Caiti is committed to providing exceptional service, ensuring that every client feels confident and excited about their property journey. Whether you're buying, selling, or simply seeking advice, Caiti is ready to help!

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 21-25 McAllister Road Monbulk, if you would like further information or would like to view this property, please call Ranges First National on .



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help you find the perfect place.

Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

