

# 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

189 Mont Albert Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$3,165,000 Property Type House Suburb Canterbury

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 six 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 |
|---|--------------------------------------|-------------|--------------|
| 1 | 18 Warrigal Rd SURREY HILLS 3127     | \$1,900,000 | 12/03/2026   |
| 2 | 46 Albany Cr SURREY HILLS 3127       | \$1,800,000 | 08/12/2025   |
| 3 | 249 Mont Albert Rd SURREY HILLS 3127 | \$2,020,000 | 01/12/2025   |

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 six months.~~

This Statement of Information was prepared on:

23/03/2026 16:01



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**Rooms:** 8  
**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2025: \$3,165,000

## Comparable Properties



**18 Warrigal Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2026  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx



**46 Albany Cr SURREY HILLS 3127 (VG)**

**Agent Comments**

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**Price:** \$1,800,000  
**Method:** Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**249 Mont Albert Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511