

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

2/19 Salisbury Avenue, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$825,000

Property Type Unit

Suburb Mont Albert

Period - From 07/04/2025

to

06/04/2026

Source Property Data

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	3/40 Northcote Av BALWYN 3103	\$925,000	28/03/2026
2	1/28 Northcote Av BALWYN 3103	\$850,000	13/12/2025
3	139 Windsor Cr MONT ALBERT 3127	\$865,000	29/11/2025

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:

07/04/2026 09:02

2/19 Salisbury Avenue, Mont Albert Vic 3127

JellisCraig

Mark Read
03 9831 2818
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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

07/04/2025 - 06/04/2026: \$825,000

 2  1  1

Property Type: Unit

Agent Comments



Comparable Properties



3/40 Northcote Av BALWYN 3103 (REI)

Agent Comments

 2  1  2

Price: \$925,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



1/28 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$850,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit



139 Windsor Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$865,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Account - Jellis Craig | P: 98305966



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