

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

20 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$2,310,000

Property Type House

Suburb Mont Albert

Period - From 01/07/2025

to

30/06/2026

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	104 Guildford Rd SURREY HILLS 3127	\$2,530,000	24/07/2026
2	4 Suffolk Rd SURREY HILLS 3127	\$2,731,680	02/07/2026
3	17 James St SURREY HILLS 3127	\$2,562,000	02/05/2026

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:

08/09/2026 09:22



4 2 3

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000
Median House Price
Year ending June 2026: \$2,310,000

Comparable Properties



104 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,530,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 767 sqm approx



4 Suffolk Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,731,680
Method: Private Sale
Date: 02/07/2026
Property Type: House (Res)
Land Size: 483 sqm approx



17 James St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,562,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 741 sqm approx