

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

234 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2026 to 31/03/2026 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	58 Empress Rd SURREY HILLS 3127	\$2,880,000	06/12/2025
2	234 Union Rd SURREY HILLS 3127	\$2,510,000	29/11/2025
3	184 Mont Albert Rd CANTERBURY 3126	\$2,700,000	16/11/2025

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:

20/04/2026 08:43

234 Mont Albert Road, Surrey Hills Vic 3127

JellisCraig



 6  3  3

Rooms: 12

Property Type: House

Agent Comments

Ross Stryker

03 9810 5000

0401 318 772

RossStryker@jellisrcraig.com.au

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

March quarter 2026: \$2,255,000

Comparable Properties



58 Empress Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 5  2  1

Price: \$2,880,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 567 sqm approx



234 Union Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,510,000

Method: Sold Before Auction

Date: 29/11/2025

Property Type: House (Res)

Land Size: 682 sqm approx



184 Mont Albert Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,700,000

Method: Private Sale

Date: 16/11/2025

Property Type: House (Res)

Land Size: 997 sqm approx

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



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