

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

245 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

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	57 Maling Rd CANTERBURY 3126	\$1,775,000	09/02/2026
2	259 Belmore Rd BALWYN NORTH 3104	\$1,800,000	14/01/2026
3			

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:

21/05/2026 11:55

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

March quarter 2026: \$2,255,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



57 Maling Rd CANTERBURY 3126 (REI)

Agent Comments

3 1 1

Price: \$1,775,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: House (Res)

Land Size: 581 sqm approx



259 Belmore Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,800,000

Method: Private Sale

Date: 14/01/2026

Property Type: House (Res)

Land Size: 708 sqm approx

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.