

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

3/9 Stanhope Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$960,000

Property Type

Unit

Suburb

Mont Albert

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	2/400 Mont Albert Rd MONT ALBERT 3127	\$818,000	29/03/2026
2	2/22 Lorne Pde MONT ALBERT 3127	\$812,000	21/02/2026
3	2/20 Thornton Av SURREY HILLS 3127	\$792,000	08/11/2025

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:

17/04/2026 10:01

3/9 Stanhope Street, Mont Albert Vic 3127

JellisCraig

Adam Cusinato

03 9810 5023

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2026: \$960,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/400 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 2

Price: \$818,000

Method: Private Sale

Date: 29/03/2026

Property Type: Unit



2/22 Lorne Pde MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$812,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Land Size: 141 sqm approx



2/20 Thornton Av SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$792,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

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



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