

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 417 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,316,000 Property Type House Suburb Mont Albert

Period - From 26/04/2023 to 25/04/2024 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	18 Scheele St SURREY HILLS 3127	\$1,475,000	18/02/2024
2	2/10 Valonia Av SURREY HILLS 3127	\$1,460,000	11/11/2023
3	25a Elm St SURREY HILLS 3127	\$1,455,000	07/03/2024

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: 26/04/2024 14:28



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 351sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 26/04/2023 - 25/04/2024: \$2,316,000

Comparable Properties



18 Scheele St SURREY HILLS 3127 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,475,000
Method: Auction Sale
Date: 18/02/2024
Property Type: House (Res)
Land Size: 344 sqm approx



2/10 Valonia Av SURREY HILLS 3127 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,460,000
Method: Sold Before Auction
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 246 sqm approx



25a Elm St SURREY HILLS 3127 (REI) [Agent Comments](#)

3 2 2

Price: \$1,455,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 209 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088