

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 6 Carson Avenue, Mont Albert Vic 3127

Indicative selling price

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

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

Median sale price

Median price \$2,515,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 31/03/2024 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	82 Croydon Rd SURREY HILLS 3127	\$2,840,000	17/02/2024
2	22 James St SURREY HILLS 3127	\$2,730,000	01/12/2023
3	18 Ross St SURREY HILLS 3127	\$2,670,000	23/03/2024

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: 16/04/2024 12:54



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending March 2024: \$2,515,000

Comparable Properties



82 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,840,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 889 sqm approx



22 James St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,730,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House (Res)

Land Size: 620 sqm approx



18 Ross St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,670,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 642 sqm approx

Account - Marshall White | P: 03 9822 9999