

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

28/09/2026

Property offered for sale

Address
Including suburb and
postcode

92 Mont Albert Road, Canterbury VIC 3126

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	6	4	6	N/A - pre-commencement PPS property, data not available	3418 sqm

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$

or

Range between

\$15,750,000

&

\$16,750,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price \$

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$3,200,000

Property type

House

Suburb

Canterbury

Period: from

28/03/2026

to

27/09/2026

Source

Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Reason there are fewer than three comparable properties



I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

The identification of directly comparable sales for 92 Mont Albert Road, Canterbury is inherently limited due to the property's scale, landholding, architectural character and heritage significance.

The property comprises an exceptionally substantial 3,418sqm landholding, together with a significant historic residence, established gardens and a high degree of privacy. The residence forms part of the former "Colinton" estate, constructed in 1926, and its architectural and heritage characteristics further distinguish it from the majority of premium residential properties within Canterbury.

Whilst a number of high-value transactions have occurred within Mont Albert Road and the broader Canterbury market, these sales are not considered directly comparable due to material differences in land area, improvements, architectural style, heritage significance, accommodation, condition and overall site characteristics. Accordingly, such transactions can provide broader market evidence and context, but should not be relied upon as direct like-for-like comparisons.

The property's substantial land component is also a significant consideration. Sales of conventional luxury residences on materially smaller allotments do not provide an appropriate basis for isolating the value attributable to the landholding, particularly given the scarcity of residential sites of this scale within the immediate precinct.

Further limiting the comparable evidence is the absence of a recent transaction for the subject property itself, with the last recorded sale occurring in 2004. As a result, historical pricing cannot reasonably be relied upon as a current market benchmark without significant adjustment.

On this basis, the available sales evidence should be considered indicative rather than directly comparable. Greater weight should be placed on transactions involving substantial landholdings and premium residences within the immediate Canterbury and Golden Mile precinct, while recognising the material differences between those properties and the subject.

In our assessment, the limited availability of directly comparable transactions reflects the scarcity and individual nature of the asset, rather than a lack of relevant market evidence. The property's market position should therefore be assessed having regard to its land size, location, architectural and heritage attributes, improvements, privacy, established gardens and overall scarcity within the Canterbury residential market.

In assessing 92 Mont Albert Road, particular weight should therefore be given to:

- The exceptional **3,418-square-metre landholding**;
- The substantial scale of the existing residence;
- The property's **historic and architectural significance**;
- The established gardens and private estate-like setting;
- Its prominent position on **Mont Albert Road**, one of Canterbury's recognised premium residential addresses;
- The scarcity of similarly scaled residential properties in the immediate area;
- Fully renovated
- The limited number of recent transactions involving properties of comparable calibre and scale; and
- The demonstrated premium achieved by exceptional homes within the Mont Albert Road and broader Canterbury "Golden Mile" precinct.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$ _____
Unconditional sale date	____/____/____