

# 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

9a Gordon Street, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,981,000

Property Type House

Suburb Mont Albert

Period - From 01/10/2024

to 31/12/2024

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	1/43 Faversham Rd CANTERBURY 3126	\$2,325,000	15/03/2025
2	4a Caravan St BALWYN 3103	\$2,180,000	14/10/2024
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:

19/03/2025 14:11



3 2 2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2024: \$1,981,000

## Comparable Properties



**1/43 Faversham Rd CANTERBURY 3126 (REI)**

**Agent Comments**

3 2 3

**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** Townhouse (Res)



**4a Caravan St BALWYN 3103 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** House  
**Land Size:** 340 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.