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: 9 Earle Close, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,463,500 Property Type House Suburb Mont Albert

Period - From 01/01/2025 to 31/12/2025 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 Rowland St MONT ALBERT 3127	$2,065,000	25/10/2025
2		
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: 23/03/2026 14:59

9 Earle Close, Mont Albert Vic 3127

JellisCraig

Mark Read
03 9831 2818
0402 215 841
markread@jelliscraig.com.au



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2025: $2,463,500

Comparable Properties



1 Rowland St MONT ALBERT 3127 (REI/VG)

4 3 2

Price: $2,065,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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