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<br>Including suburb and postcode | 24 View Street, Mont Albert Vic 3127 |

## Indicative selling price

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

Range between $2,980,000 & $3,250,000

## Median sale price

Median price $2,350,000 Property Type House Suburb Mont Albert

Period - From 01/01/2026 to 31/03/2026 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 | 12 Kinsale Cr BALWYN 3103 | $3,160,000 | 09/05/2026 |
| 2 | 49 Rostrevor Pde MONT ALBERT NORTH 3129 | $3,064,000 | 25/02/2026 |
| 3 | 38a Essex Rd SURREY HILLS 3127 | $3,325,000 | 16/02/2026 |

**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: 02/06/2026 12:40

# 24 View Street, Mont Albert Vic 3127

JellisCraig

Elsa Li
03 9810 5000
0477 888 099
ElsaLi@jelliscraig.com.au

**Indicative Selling Price**
$2,980,000 - $3,250,000
**Median House Price**
March quarter 2026: $2,350,000




5 4 4

**Property Type:** House
**Land Size:** 938 sqm approx

Agent Comments

## Comparable Properties



**12 Kinsale Cr BALWYN 3103 (REI)**

5 3 3

**Price:** $3,160,000
**Method:** Auction Sale
**Date:** 09/05/2026
**Property Type:** House (Res)
**Land Size:** 727 sqm approx

Agent Comments



**49 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)**

5 2 2

**Price:** $3,064,000
**Method:** Sold Before Auction
**Date:** 25/02/2026
**Property Type:** House (Res)
**Land Size:** 929 sqm approx

Agent Comments



**38a Essex Rd SURREY HILLS 3127 (REI/VG)**

4 3 2

**Price:** $3,325,000
**Method:** Sold Before Auction
**Date:** 16/02/2026
**Property Type:** House (Res)
**Land Size:** 743 sqm approx

Agent Comments



REIV THE DIFFERENCE

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