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: 2/19 Salisbury Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $821,500 Property Type Unit Suburb Mont Albert

Period - From 17/07/2025 to 16/07/2026 Source Property Data

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	4/11 Warrigal Rd SURREY HILLS 3127	$722,000	18/06/2026
2	5/11 Vincent St SURREY HILLS 3127	$691,000	16/05/2026
3	3/9 Stanhope St MONT ALBERT 3127	$790,000	08/05/2026

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: 17/07/2026 12:04

2/19 Salisbury Avenue, Mont Albert Vic 3127

JellisCraig

Mark Read
0402 215 841
markread@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
17/07/2025 - 16/07/2026: $821,500

Comparable Properties



4/11 Warrigal Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $722,000
Method: Sold Before Auction
Date: 18/06/2026
Property Type: Unit

Agent Comments



5/11 Vincent St SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $691,000
Method: Private Sale
Date: 16/05/2026
Property Type: Unit

Agent Comments



3/9 Stanhope St MONT ALBERT 3127 (REI)

2 1 1

Price: $790,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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