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	403 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $2,730,000

Median sale price

Median price $2,515,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 31/03/2024 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	22 James St SURREY HILLS 3127	$2,730,000	01/12/2023
2	7 Verdun St SURREY HILLS 3127	$2,788,000	24/02/2024
3	82 Croydon Rd SURREY HILLS 3127	$2,840,000	17/02/2024

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: 29/04/2024 11:51

403 Mont Albert Road, Mont Albert Vic 3127



5 3 2

Property Type: House
Land Size: 775 sqm approx

Agent Comments

Indicative Selling Price
$2,730,000
Median House Price
Year ending March 2024: $2,515,000

Comparable Properties



22 James St SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,730,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



7 Verdun St SURREY HILLS 3127 (REI)

5 2 2

Price: $2,788,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House
Land Size: 698 sqm approx

Agent Comments



82 Croydon Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,840,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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