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	287 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $2,350,000 Property Type House Suburb Surrey Hills

Period - From 19/07/2023 to 18/07/2024 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	67 Guildford Rd SURREY HILLS 3127	$3,100,000	09/05/2024
2	157 Canterbury Rd CANTERBURY 3126	$2,935,000	16/03/2024
3	18 The Avenue SURREY HILLS 3127	$2,735,000	23/03/2024

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: 19/07/2024 12:06

287 Mont Albert Road, Surrey Hills Vic 3127



4 3 3

Rooms: 9
Property Type: House (Previously Occupied - Detached)
Land Size: 520 SQM APPROX. sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
19/07/2023 - 18/07/2024: $2,350,000

Comparable Properties



67 Guildford Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $3,100,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

MUCH BIGGER BLOCK and in a quiet side street.



157 Canterbury Rd CANTERBURY 3126 (REI)

5 3 3

Price: $2,935,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

similar location and land size but one bedroom less and only two storey.



18 The Avenue SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,735,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

bigger land and in a quiet side street but smaller house and only two storey.

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

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