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 Beresford Street, Mont Albert Vic 3127

Indicative selling price

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

Single price $2,400,000

Median sale price

Median price $2,426,000 Property Type House Suburb Mont Albert

Period - From 14/12/2023 to 13/12/2024 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	11 Wilson St SURREY HILLS 3127	$2,450,000	19/10/2024
2	30 Fitzgerald St BALWYN 3103	$2,405,000	17/11/2024
3	29 Talbot Av BALWYN 3103	$2,400,000	21/09/2024

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: 14/12/2024 13:59

2 Beresford Street, Mont Albert Vic 3127



5 2 4

Rooms: 8
Property Type: House
Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000
Median House Price
14/12/2023 - 13/12/2024: $2,426,000

Comparable Properties



11 Wilson St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,450,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



30 Fitzgerald St BALWYN 3103 (REI)

5 2 5

Price: $2,405,000
Method: Auction Sale
Date: 17/11/2024
Property Type: House (Res)
Land Size: 907 sqm approx

Agent Comments



29 Talbot Av BALWYN 3103 (REI/VG)

3 1 1

Price: $2,400,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

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

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