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	390 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $3,180,000

Median sale price

Median price $2,310,000 Property Type House Suburb Mont Albert

Period - From 01/10/2022 to 30/09/2023 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	5 Victoria Cr MONT ALBERT 3127	$3,320,000	26/08/2023
2	28 Croydon Rd SURREY HILLS 3127	$3,225,000	21/10/2023
3	58 Empress Rd SURREY HILLS 3127	$3,165,000	15/11/2023

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: 20/11/2023 12:21

390 Mont Albert Road, Mont Albert Vic 3127



5 4 2

Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$3,180,000
Median House Price
Year ending September 2023: $2,310,000

Comparable Properties



5 Victoria Cr MONT ALBERT 3127 (REI)

5 2 3

Price: $3,320,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



28 Croydon Rd SURREY HILLS 3127 (REI)

5 4 3

Price: $3,225,000
Method: Private Sale
Date: 21/10/2023
Property Type: House
Land Size: 638 sqm approx

Agent Comments



58 Empress Rd SURREY HILLS 3127 (REI)

5 2 1

Price: $3,165,000
Method: Auction Sale
Date: 15/11/2023
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

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