

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
1/263 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$956,500 Property Type Unit Suburb Surrey Hills
Period - From 01/07/2023 to 30/06/2024 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	1/71 Middlesex Rd SURREY HILLS 3127	\$762,000	07/09/2024
2	4/402 Mont Albert Rd MONT ALBERT 3127	\$800,000	30/08/2024
3	3/17 Albert Cr SURREY HILLS 3127	\$841,000	25/05/2024

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:

30/09/2024 11:24



2



1



1

Rooms: 4

Property Type: Villa

[Agent Comments](#)

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

Year ending June 2024: \$956,500

Comparable Properties



1/71 Middlesex Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)



2



1



1

Price: \$762,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Unit

4/402 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)



2



1



1

Price: \$800,000

Method: Private Sale

Date: 30/08/2024

Property Type: Unit

3/17 Albert Cr SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)



2



1



2

Price: \$841,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9428 3333