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	4/263 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $695,000

Median sale price

Median price $945,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2023 to 30/09/2024 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	4/34 Weybridge St SURREY HILLS 3127	$738,000	30/09/2024
2	1/10 Lorne Pde MONT ALBERT 3127	$705,000	07/09/2024
3	1/13 Blackburn St SURREY HILLS 3127	$695,000	09/08/2024

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: 31/10/2024 14:05

4/263 Mont Albert Road, Surrey Hills Vic 3127



2 1 1

Rooms: 4
Property Type: Unit/Villa

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
Year ending September 2024: $945,500

Comparable Properties



4/34 Weybridge St SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $738,000
Method: Private Sale
Date: 30/09/2024
Property Type: Unit

Agent Comments



1/10 Lorne Pde MONT ALBERT 3127 (REI)

2 1 1

Price: $705,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit

Agent Comments



1/13 Blackburn St SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $695,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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