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	3/310 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,500,000 & $1,580,000

Median sale price

Median price $2,300,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2024 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	2/114 Guildford Rd SURREY HILLS 3127	$1,578,500	09/11/2024
2	1/17 York St SURREY HILLS 3127	$1,648,888	29/10/2024
3	2/57 Union Rd SURREY HILLS 3127	$1,638,000	19/10/2024

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: 13/11/2024 16:12

3/310 Mont Albert Road, Surrey Hills Vic 3127



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,580,000
Median House Price
September quarter 2024: $2,300,000

Comparable Properties



2/114 Guildford Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,578,500
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit

Agent Comments



1/17 York St SURREY HILLS 3127 (REI)

3 2 2

Price: $1,648,888
Method: Private Sale
Date: 29/10/2024
Property Type: House

Agent Comments



2/57 Union Rd SURREY HILLS 3127 (REI)

4 3 2

Price: $1,638,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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