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	22 Churchill Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,550,000 & $2,700,000

Median sale price

Median price $2,400,000 Property Type House Suburb Mont Albert

Period - From 30/01/2024 to 29/01/2025 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	2 Beresford St MONT ALBERT 3127	$2,400,000	14/12/2024
2	25 Burroughs Rd BALWYN 3103	$2,580,000	09/12/2024
3	44 Northcote Av BALWYN 3103	$2,750,000	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: 30/01/2025 16:25

22 Churchill Street, Mont Albert Vic 3127

Mark Read
03 9831 2818
0402 215 841
markread@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000 - $2,700,000
Median House Price
30/01/2024 - 29/01/2025: $2,400,000

Comparable Properties



2 Beresford St MONT ALBERT 3127 (REI)

5 2 4

Price: $2,400,000
Method: Sold After Auction
Date: 14/12/2024
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments



25 Burroughs Rd BALWYN 3103 (REI)

5 2 4

Price: $2,580,000
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



44 Northcote Av BALWYN 3103 (REI/VG)

4 2 2

Price: $2,750,000
Method: Private Sale
Date: 09/08/2024
Property Type: House (Res)
Land Size: 847 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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