Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 Harriett Crescent, Mont Albert Vic 3127

Indicative selling price

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

Single price \$3,880,000

Median sale price

Median price \$2,40	00,000 Pro	perty Type	House	Suburb	Mont Albert
Period - From 28/02	2/2024 to	27/02/2025	So	urce 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

Address of comparable property		Price	Date of sale
1	3 Yonga Rd BALWYN 3103	\$4,005,000	19/02/2025
2	96 Guildford Rd SURREY HILLS 3127	\$4,165,000	19/10/2024
3	17 Cumberland Av BALWYN NORTH 3104	\$3,810,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2025 10:15





Perry Zhou 9810 5000 0474 774 774 PerryZhou@jelliscraig.com.au

Indicative Selling Price \$3,880,000 **Median House Price** 28/02/2024 - 27/02/2025: \$2,400,000





Property Type: House Land Size: 658 sqm approx

Agent Comments

Comparable Properties



3 Yonga Rd BALWYN 3103 (REI)

Price: \$4,005,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res) Land Size: 728 sqm approx

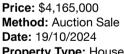
Agent Comments



96 Guildford Rd SURREY HILLS 3127 (REI/VG)



Agent Comments



Property Type: House (Res) Land Size: 735 sqm approx



17 Cumberland Av BALWYN NORTH 3104 (REI/VG)

Price: \$3,810,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 670 sqm approx **Agent Comments**

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