

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

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

\$2,400,000

Property Type

House

Suburb

Mont Albert

Period - From

28/02/2024

to

27/02/2025

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	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 comparable properties 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

5 Harriett Crescent, Mont Albert Vic 3127

**Jellis
Craig**

Perry Zhou

9810 5000

0474 774 774

PerryZhou@jellisrcraig.com.au

Indicative Selling Price

\$3,880,000

Median House Price

28/02/2024 - 27/02/2025: \$2,400,000



 5  4  2

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



3 Yonga Rd BALWYN 3103 (REI)

Agent Comments

 5  4  2

Price: \$4,005,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res)

Land Size: 728 sqm approx



96 Guildford Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  3

Price: \$4,165,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 735 sqm approx



17 Cumberland Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,810,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 670 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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