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	26 Salisbury Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,332,000 Property Type House Suburb Mont Albert

Period - From 01/01/2024 to 31/12/2024 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	22 Churchill St MONT ALBERT 3127	$2,620,000	15/02/2025
2	122 Windsor Cr SURREY HILLS 3127	$2,695,000	23/09/2024
3	3 Howell Av SURREY HILLS 3127	$2,760,000	21/09/2024

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: 05/03/2025 18:20

26 Salisbury Avenue, Mont Albert Vic 3127



4 2 2

Rooms: 9
Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending December 2024: $2,332,000

Comparable Properties

22 Churchill St MONT ALBERT 3127 (REI)

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Price: $2,620,000
Method:
Date: 15/02/2025
Property Type: House

Agent Comments

122 Windsor Cr SURREY HILLS 3127 (REI)

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Price: $2,695,000
Method:
Date: 23/09/2024
Property Type: House

Agent Comments

3 Howell Av SURREY HILLS 3127 (REI)

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Price: $2,760,000
Method:
Date: 21/09/2024
Property Type: House

Agent Comments

Account - Marshall White | P: 03 9822 9999

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