

# 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 4 Blenheim Avenue, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,850,000

### Median sale price

Median price \$2,817,500 Property Type House Suburb Mont Albert

Period - From 01/04/2025 to 30/06/2025 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	1 Hotham Ct MONT ALBERT 3127	\$2,550,000	09/08/2025
2	7 Robinson Rd SURREY HILLS 3127	\$2,895,000	26/03/2025
3	87 Victoria Cr MONT ALBERT 3127	\$2,761,000	01/03/2025

**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: 13/08/2025 15:05



**Property Type:** House

Agent Comments

## Comparable Properties



**1 Hotham Ct MONT ALBERT 3127 (REI)**

Agent Comments



**Price:** \$2,550,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 684 sqm approx



**7 Robinson Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$2,895,000

**Method:** Auction Sale

**Date:** 26/03/2025

**Property Type:** House (Res)

**Land Size:** 382 sqm approx



**87 Victoria Cr MONT ALBERT 3127 (REI/VG)**

Agent Comments



**Price:** \$2,761,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

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