

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

122 Mont Albert Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$4,580,000

Median sale price

Median price \$3,757,500

Property Type House

Suburb Canterbury

Period - From 28/11/2024

to 27/11/2025

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	4 Peverill St DEEPDENE 3103	\$4,500,000	13/10/2025
2	6 Irilbarra Rd CANTERBURY 3126	\$4,560,000	12/09/2025
3	24 Alexandra Av CANTERBURY 3126	\$4,550,000	14/06/2025

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:

28/11/2025 08:56



 4  2  2

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price

\$4,580,000

Median House Price

28/11/2024 - 27/11/2025: \$3,757,500

Comparable Properties



4 Peverill St DEEPDENE 3103 (REI/VG)

Agent Comments

 4  3  4

Price: \$4,500,000

Method: Sold Before Auction

Date: 13/10/2025

Property Type: House (Res)

Land Size: 674 sqm approx



6 Irilbarra Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 5  3  5

Price: \$4,560,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 807 sqm approx



24 Alexandra Av CANTERBURY 3126 (REI/VG)

Agent Comments

 5  2  3

Price: \$4,550,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 715 sqm approx

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