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	19 St James Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,850,000 & $3,100,000

Median sale price

Median price $2,410,000 Property Type House Suburb Mont Albert

Period - From 01/07/2024 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	42 Weybridge St SURREY HILLS 3127	$2,950,000	07/07/2025
2	26 Langford St SURREY HILLS 3127	$2,999,000	17/05/2025
3	26 Salisbury Av MONT ALBERT 3127	$3,115,000	29/03/2025

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: 26/08/2025 15:48

19 St James Avenue, Mont Albert Vic 3127

JellisCraig



5 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,850,000 - $3,100,000
Median House Price
Year ending June 2025: $2,410,000

Comparable Properties



42 Weybridge St SURREY HILLS 3127 (REI)

5 3 1

Price: $2,950,000
Method: Expression of Interest
Date: 07/07/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments



26 Langford St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,999,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 822 sqm approx

Agent Comments



26 Salisbury Av MONT ALBERT 3127 (REI/VG)

4 2 2

Price: $3,115,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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