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	18 St Johns Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	7 Elwood St SURREY HILLS 3127	$2,400,000	16/08/2025
2	21 Guildford Rd SURREY HILLS 3127	$2,500,000	31/05/2025
3	22 Westminster St BALWYN 3103	$2,500,000	14/03/2025

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: 20/08/2025 14:33

18 St Johns Avenue, Mont Albert Vic 3127



5

Rooms: 10
Property Type: House
Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2025: $2,817,500

Comparable Properties



7 Elwood St SURREY HILLS 3127 (REI)

4 3 2

Price: $2,400,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 395 sqm approx

Agent Comments



21 Guildford Rd SURREY HILLS 3127 (REI)

4 3 2

Price: $2,500,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House

Agent Comments



22 Westminster St BALWYN 3103 (REI/VG)

3 2 2

Price: $2,500,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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