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	3/27 High Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,196,000 Property Type Townhouse Suburb Mont Albert

Period - From 31/07/2024 to 30/07/2025 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	1/7 St James Av MONT ALBERT 3127	$1,100,000	29/05/2025
2	3/115 Croydon Rd SURREY HILLS 3127	$1,150,000	07/03/2025
3	3/352-354 Whitehorse Rd BALWYN 3103	$1,250,000	28/06/2025

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: 31/07/2025 11:47

3/27 High Street, Mont Albert Vic 3127

JellisCraig



3 3 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
31/07/2024 - 30/07/2025: $1,196,000

Comparable Properties

1/7 St James Av MONT ALBERT 3127 (VG)

3 - -

Agent Comments

Price: $1,100,000
Method: Sale
Date: 29/05/2025
Property Type: Flat/Unit/Apartment (Res)



3/115 Croydon Rd SURREY HILLS 3127 (REI/VG)

3 2 1

Agent Comments

Price: $1,150,000
Method: Private Sale
Date: 07/03/2025
Property Type: Townhouse (Single)



3/352-354 Whitehorse Rd BALWYN 3103 (REI)

3 2 2

Agent Comments

Price: $1,250,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

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

REIV THE DIFFERENCE

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