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	2/284 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,125,000 & $1,235,000

Median sale price

Median price $852,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2024 to 30/09/2025 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	7/86a Balwyn Rd BALWYN 3103	$1,300,000	29/09/2025
2	3/5 Florence Rd SURREY HILLS 3127	$1,150,000	06/06/2025
3	1/11 Highfield Rd CANTERBURY 3126	$1,251,119	28/05/2025

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: 08/10/2025 10:06

2/284 Mont Albert Road, Surrey Hills Vic 3127

JellisCraig



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,125,000 - $1,235,000
Median Unit Price
Year ending September 2025: $852,500

Comparable Properties



7/86a Balwyn Rd BALWYN 3103 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit

Agent Comments



3/5 Florence Rd SURREY HILLS 3127 (REI/VG)

3 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: Unit

Agent Comments



1/11 Highfield Rd CANTERBURY 3126 (REI/VG)

3 1 1

Price: $1,251,119
Method: Private Sale
Date: 28/05/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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