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	285 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,850,000 & $3,050,000

Median sale price

Median price $2,320,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2025 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	31 Knutsford St BALWYN 3103	$3,060,000	30/05/2025
2	13 Vauxhall Rd BALWYN 3103	$3,000,800	14/05/2025
3	25 Hertford Cr BALWYN 3103	$3,000,000	29/04/2025

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: 22/10/2025 18:38

285 Mont Albert Road, Surrey Hills Vic 3127

JellisCraig

Toby Parker
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5 4 2

Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000 - $3,050,000
Median House Price
September quarter 2025: $2,320,000

Comparable Properties



31 Knutsford St BALWYN 3103 (REI)

5 5 3

Price: $3,060,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments



13 Vauxhall Rd BALWYN 3103 (REI/VG)

4 2 2

Price: $3,000,800
Method: Sold Before Auction
Date: 14/05/2025
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments



25 Hertford Cr BALWYN 3103 (REI/VG)

4 2 2

Price: $3,000,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 569 sqm approx

Agent Comments

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