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<br>Including suburb and postcode | 27 Mont Albert Road, Canterbury Vic 3126 |

## Indicative selling price

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

Range between $4,400,000 & $4,800,000

## Median sale price

Median price $3,753,750 Property Type House Suburb Canterbury

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 | 4 Peverill St DEEPDENE 3103 | $4,500,000 | 13/10/2025 |
| 2 | 24 Alexandra Av CANTERBURY 3126 | $4,550,000 | 14/06/2025 |
| 3 | 50 Talbot Av BALWYN 3103 | $4,650,000 | 24/05/2025 |

**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: 19/11/2025 15:54

# 27 Mont Albert Road, Canterbury Vic 3126

RT Edgar



4 3 4

**Property Type:** House
**Land Size:** 748 sqm approx

Agent Comments

**Indicative Selling Price**
$4,400,000 - $4,800,000
**Median House Price**
September quarter 2025: $3,753,750

## Comparable Properties



**4 Peverill St DEEPDENE 3103 (REI/VG)**

4 3 4

**Price:** $4,500,000
**Method:** Sold Before Auction
**Date:** 13/10/2025
**Property Type:** House (Res)
**Land Size:** 674 sqm approx

Agent Comments



**24 Alexandra Av CANTERBURY 3126 (REI/VG)**

5 2 3

**Price:** $4,550,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments



**50 Talbot Av BALWYN 3103 (REI/VG)**

5 4 2

**Price:** $4,650,000
**Method:** Sold Before Auction
**Date:** 24/05/2025
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments

**Account** - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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