

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

11 Marlborough Street, Mont Albert Vic 3127

Indicative selling price

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

Single price \$4,500,000

Median sale price

Median price \$2,930,000

Property Type House

Suburb Mont Albert

Period - From 01/10/2023

to 31/12/2023

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	14 Salisbury Av MONT ALBERT 3127	\$4,300,000	28/10/2023
2	26 Essex Rd SURREY HILLS 3127	\$3,850,000	02/12/2023
3	2b Wellesley St MONT ALBERT 3127	\$3,618,000	16/12/2023

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:

18/01/2024 16:40



3 3 0

Rooms: 7
Property Type: House (Res)
Land Size: 1126 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$4,500,000
Median House Price
December quarter 2023: \$2,930,000

Comparable Properties



14 Salisbury Av MONT ALBERT 3127 (REI) [Agent Comments](#)

4 3 4

Price: \$4,300,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House
Land Size: 936 sqm approx



26 Essex Rd SURREY HILLS 3127 (REI) [Agent Comments](#)

4 2 2

Price: \$3,850,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 1065 sqm approx



2b Wellesley St MONT ALBERT 3127 (REI) [Agent Comments](#)

5 3 3

Price: \$3,618,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 957 sqm approx