

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

8 Stanhope Street, Mont Albert Vic 3127

Indicative selling price

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

Single price

\$2,495,000

Median sale price

Median price

\$2,745,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2024

to

30/06/2024

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	363 Elgar Rd MONT ALBERT 3127	\$2,426,000	19/06/2024
2	261 Mont Albert Rd SURREY HILLS 3127	\$2,390,000	16/03/2024
3	23 Carrigal St BALWYN 3103	\$2,450,000	12/03/2024

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:

09/09/2024 14:39

8 Stanhope Street, Mont Albert Vic 3127



Walter Summons

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Indicative Selling Price

\$2,495,000

Median House Price

June quarter 2024: \$2,745,000



4 1 3

Property Type: House (Res)

Land Size: 935 sqm approx

Agent Comments

Comparable Properties



363 Elgar Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

5 3 3

Price: \$2,426,000

Method: Private Sale

Date: 19/06/2024

Property Type: House (Res)

Land Size: 613 sqm approx



261 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 3

Price: \$2,390,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 858 sqm approx



23 Carrigal St BALWYN 3103 (REI/VG)

Agent Comments

3 1 2

Price: \$2,450,000

Method: Private Sale

Date: 12/03/2024

Property Type: House

Land Size: 1109.05 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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