

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

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



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)

Agent Comments

4 3 4

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



24 Alexandra Av CANTERBURY 3126 (REI/VG)

Agent Comments

5 2 3

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



50 Talbot Av BALWYN 3103 (REI/VG)

Agent Comments

5 4 2

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

Account - RT Edgar Boroondara | P: 88882000



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