

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

9 Smythe Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$2,337,500

Property Type

House

Suburb

Mont Albert

Period - From

14/05/2024

to

13/05/2025

Source

Property Data

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	28 Guildford Rd SURREY HILLS 3127	\$5,530,000	30/03/2025
2	127a Winmalee Rd BALWYN 3103	\$5,010,000	25/03/2025
3	258-260 Belmore Rd BALWYN 3103	\$5,465,000	12/02/2025

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:

14/05/2025 10:19



5 3 3

Property Type: House
Land Size: 1203 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
14/05/2024 - 13/05/2025: \$2,337,500

Comparable Properties



28 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments

5 4 4

Price: \$5,530,000
Method: Private Sale
Date: 30/03/2025
Property Type: House
Land Size: 843 sqm approx



127a Winmalee Rd BALWYN 3103 (REI)

Agent Comments

5 5 4

Price: \$5,010,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 1648 sqm approx



258-260 Belmore Rd BALWYN 3103 (REI)

Agent Comments

5 4 4

Price: \$5,465,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 1530 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800