

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

2 Grace Street, Mont Albert Vic 3127

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$2,463,500

Property Type House

Suburb Mont Albert

Period - From 01/01/2025

to 31/12/2025

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	58 Empress Rd SURREY HILLS 3127	\$2,880,000	06/12/2025
2	18 Laing St MONT ALBERT 3127	\$3,030,000	22/11/2025
3	14 Blenheim Av MONT ALBERT 3127	\$2,765,000	13/09/2025

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:

16/02/2026 10:33

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4 3 2

Property Type: House (Res)

Land Size: 934 sqm approx

Agent Comments

Indicative Selling Price

\$2,850,000

Median House Price

Year ending December 2025: \$2,463,500

Comparable Properties



58 Empress Rd SURREY HILLS 3127 (REI)

Agent Comments

5 2 1

Price: \$2,880,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 567 sqm approx



18 Laing St MONT ALBERT 3127 (REI/VG)

Agent Comments

4 2 3

Price: \$3,030,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 642 sqm approx



14 Blenheim Av MONT ALBERT 3127 (REI/VG)

Agent Comments

4 3 3

Price: \$2,765,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 634 sqm approx

Account - Jellis Craig | P: 98305966