

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

18 Proudfoot Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,427,500

Property Type

House

Suburb

Mont Albert

Period - From

11/08/2024

to

10/08/2025

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	6 Howell Av SURREY HILLS 3127	\$1,920,000	19/06/2025
2	20 Wharton St SURREY HILLS 3127	\$1,800,000	11/07/2025
3	3 Hawkins Av MONT ALBERT NORTH 3129	\$1,700,000	11/06/2025

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:

11/08/2025 15:05

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



3 2 1

Property Type: House

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
11/08/2024 - 10/08/2025: \$2,427,500

Comparable Properties



6 Howell Av SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$1,920,000
Method: Private Sale
Date: 19/06/2025
Property Type: House

20 Wharton St SURREY HILLS 3127 (VG)

Agent Comments

3 - -

Price: \$1,800,000
Method: Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 685 sqm approx



3 Hawkins Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 3

Price: \$1,700,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 685 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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