

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

6 Beatty Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$2,817,500

Property Type House

Suburb Mont Albert

Period - From 01/04/2025

to 30/06/2025

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	32 Yarrbat Av BALWYN 3103	\$2,950,000	02/07/2025
2	30 Graham Pl BOX HILL 3128	\$2,730,000	12/06/2025
3			

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:

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4 2 6

Property Type: House
Land Size: 1123 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000

Median House Price
June quarter 2025: \$2,817,500

Comparable Properties



32 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

5 2 4

Price: \$2,950,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 1120 sqm approx



30 Graham Pl BOX HILL 3128 (REI)

Agent Comments

5 3 4

Price: \$2,730,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 1044 sqm approx

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.