

# 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

122 Mont Albert Road, Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,850,000

&

\$4,000,000

### Median sale price

Median price

\$3,757,500

Property Type

House

Suburb

Canterbury

Period - From

10/09/2025

to

09/03/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
4 Peverill St, Deepdene Vic	\$4,500,000	13/10/2025
7 Monash Av, Balwyn Vic	\$3,950,000	24/02/2026

This Statement of Information was prepared on:

10/03/2026