

# 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

11 Inglisby Road, Mont Albert Vic 3127

### Indicative selling price

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

Single price \$2,480,000

### Median sale price

Median price \$2,265,000

Property Type House

Suburb Mont Albert

Period - From 01/10/2025

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	10 Reading Av BALWYN NORTH 3104	\$2,480,000	14/03/2026
2	16 Serpentine St MONT ALBERT 3127	\$2,402,000	28/02/2026
3	234 Union Rd SURREY HILLS 3127	\$2,510,000	29/11/2025

**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:

01/04/2026 12:07



**Property Type:** House

**Land Size:** 728 sqm approx

Agent Comments

## Comparable Properties



**10 Reading Av BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$2,480,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** House

**Land Size:** 842 sqm approx



**16 Serpentine St MONT ALBERT 3127 (REI)**

Agent Comments



**Price:** \$2,402,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 675 sqm approx



**234 Union Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$2,510,000

**Method:** Sold Before Auction

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 682 sqm approx