

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

22 Beresford Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,942,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2026

to

30/06/2026

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	19 Park Rd SURREY HILLS 3127	\$2,180,000	30/05/2026
2	11 Kinloch Av MONT ALBERT 3127	\$1,942,000	02/05/2026
3	189 Mont Albert Rd CANTERBURY 3126	\$2,222,000	30/05/2026

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:

04/08/2026 08:49

22 Beresford Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Rooms: 6
Property Type: House
Land Size: 691.517 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$1,942,000

Comparable Properties



19 Park Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,180,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 824 sqm approx



11 Kinloch Av MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$1,942,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 562 sqm approx



189 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,222,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Heavyside



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