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	34 Francesca Street, Mont Albert North, Vic 3129

Indicative selling price

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

range between $1,880,000 & $1,980,000

Median sale price

Median price	$1,767,500	Property type	*House*	Suburb	Mont Albert North

Period - From 01/08/2025 to 31/10/2025 Source PropTrack

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
100 Victoria Crescent, Mont Albert, VIC 3127	$1,950,000	06/06/2025
105 Rostrevor Parade, Mont Albert North, VIC 3129	$1,965,000	02/06/2025
12 Sutton Parade, Mont Albert North, VIC 3129	$1,830,000	27/08/2025

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: 05/11/2025