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	6/45 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price $999,000

Median sale price

Median price $1,355,500 Property Type Townhouse Suburb Mont Albert North

Period - From 09/01/2025 to 08/01/2026 Source Property Data

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	8 Mayfair MONT ALBERT NORTH 3129	$1,043,000	06/12/2025
2	6/415 Doncaster Rd DONCASTER 3108	$995,000	24/11/2025
3	2/66 Melrose St MONT ALBERT NORTH 3129	$990,000	14/11/2025

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: 09/01/2026 14:15

6/45 Orchard Crescent, Mont Albert North Vic 3129

JellisCraig



3 3 2

Property Type: Townhouse (Res)

Agent Comments

David Ferro
davidferro@jelliscraig.com.au

Indicative Selling Price
$999,000
Median Townhouse Price
09/01/2025 - 08/01/2026: $1,355,500

Comparable Properties



8 Mayfair MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,043,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House

Agent Comments



6/415 Doncaster Rd DONCASTER 3108 (REI)

4 2 2

Price: $995,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/66 Melrose St MONT ALBERT NORTH 3129 (VG)

3 - -

Price: $990,000
Method: Sale
Date: 14/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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