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	1/98 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,390,000 Property Type Townhouse Suburb Mont Albert

Period - From 29/05/2025 to 28/05/2026 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	22 Ovens St BOX HILL NORTH 3129	$1,290,000	18/03/2026
2	2/70 Albion Rd BOX HILL 3128	$1,230,000	24/04/2026
3	3 Botanic Wlk MONT ALBERT NORTH 3129	$1,188,000	20/05/2026

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: 29/05/2026 15:34

1/98 Kenmare Street, Mont Albert Vic 3127

Toby Parker
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
29/05/2025 - 28/05/2026: $1,390,000

Comparable Properties



22 Ovens St BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $1,290,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments



2/70 Albion Rd BOX HILL 3128 (REI)

3 2 2

Price: $1,230,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



3 Botanic Wlk MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,188,000
Method: Private Sale
Date: 20/05/2026
Property Type: Townhouse (Single)

Agent Comments

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