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	60 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $2,350,000 Property Type House Suburb Mont Albert

Period - From 11/05/2025 to 10/05/2026 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	23 Court St BOX HILL 3128	$1,908,000	28/02/2026
2	66 Banool Rd BALWYN 3103	$1,900,000	26/02/2026
3	572 Whitehorse Rd SURREY HILLS 3127	$1,700,000	01/12/2025

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: 11/05/2026 09:47

60 Kenmare Street, Mont Albert Vic 3127

JellisCraig

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
11/05/2025 - 10/05/2026: $2,350,000

Comparable Properties



23 Court St BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,908,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



66 Banool Rd BALWYN 3103 (REI/VG)

4 2 4

Price: $1,900,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



572 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $1,700,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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