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	4/60 Relowe Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,710,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2025 to 31/03/2026 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	2/4 Allison Rd MONT ALBERT NORTH 3129	$1,348,000	21/02/2026
2	2/44 Relowe Cr BALWYN 3103	$1,740,000	18/02/2026
3	3/62 Relowe Cr MONT ALBERT NORTH 3129	$1,655,000	22/11/2025

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: 27/04/2026 13:14

4/60 Relowe Crescent, Mont Albert North Vic 3129

Wendy Zhou
0420 824 677
wendy@heavyside.co



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending March 2026: $1,710,000

Comparable Properties



2/4 Allison Rd MONT ALBERT NORTH 3129 (REI)

4 3 2

Price: $1,348,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Agent Comments



2/44 Relowe Cr BALWYN 3103 (REI/VG)

4 3 2

Price: $1,740,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Townhouse (Res)

Agent Comments



3/62 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

4 3 2

Price: $1,655,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 267 sqm approx

Agent Comments

Account - Heavyside

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