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	1/18 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,120,000 & $1,200,000

Median sale price

Median price $1,409,500 Property Type Townhouse Suburb Mont Albert North

Period - From 17/06/2025 to 16/06/2026 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	3 Botanic Wlk MONT ALBERT NORTH 3129	$1,188,000	20/05/2026
2	74 Stables Cirt DONCASTER 3108	$1,130,000	19/05/2026
3			

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: 17/06/2026 09:39

1/18 Orchard Crescent, Mont Albert North Vic 3129

Ripple Wu
03 9889 8800
0433 903 099
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3 2 2

Property Type: Townhouse
Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price
$1,120,000 - $1,200,000
Median Townhouse Price
17/06/2025 - 16/06/2026: $1,409,500

Comparable Properties



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



74 Stables Cirt DONCASTER 3108 (REI)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 19/05/2026
Property Type: Townhouse (Single)

Agent Comments

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.

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