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	1/37 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,161,500 Property Type Unit Suburb Mont Albert North

Period - From 01/01/2026 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	2/40 Northcote Av BALWYN 3103	$950,000	09/05/2026
2	2/48 Belgravia Av MONT ALBERT NORTH 3129	$1,030,000	07/04/2026
3	1/22 Blenheim Av MONT ALBERT 3127	$985,000	07/02/2026

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: 02/06/2026 09:40

1/37 Rostrevor Parade, Mont Albert North Vic 3129

David Fileccia
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6 2 3

Property Type: Unit

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Unit Price
March quarter 2026: $1,161,500

Comparable Properties



2/40 Northcote Av BALWYN 3103 (REI)

3 1 1

Price: $950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments



2/48 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 07/04/2026
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments



1/22 Blenheim Av MONT ALBERT 3127 (REI/VG)

3 1 2

Price: $985,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit
Land Size: 139 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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