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	2/1-3 Friend Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,175,000 Property Type Unit Suburb Mont Albert North

Period - From 17/08/2025 to 16/08/2026 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	4/498 Doncaster Rd DONCASTER 3108	$755,000	08/08/2026
2	2/78 Severn St BOX HILL NORTH 3129	$720,000	11/04/2026
3	2/84 Winfield Rd BALWYN NORTH 3104	$710,000	04/05/2026

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: 17/08/2026 19:16

2/1-3 Friend Street, Mont Albert North Vic 3129

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Toby Parker
0413581104
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Indicative Selling Price
$700,000 - $770,000
Median Unit Price
17/08/2025 - 16/08/2026: $1,175,000

Comparable Properties



4/498 Doncaster Rd DONCASTER 3108 (REI)

2 1 2

Price: $755,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Unit

Agent Comments



2/78 Severn St BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 11/04/2026
Rooms: 5
Property Type: Unit

Agent Comments



2/84 Winfield Rd BALWYN NORTH 3104 (REI/VG)

2 1 1

Price: $710,000
Method: Private Sale
Date: 04/05/2026
Property Type: Unit
Land Size: 136 sqm approx

Agent Comments

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