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	11 Serpentine Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $2,310,000 Property Type House Suburb Mont Albert

Period - From 01/07/2025 to 30/06/2026 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	24 View St MONT ALBERT 3127	$2,900,000	26/06/2026
2	12 Kinsale Cr BALWYN 3103	$3,160,000	09/05/2026
3	22 Rostrevor Pde MONT ALBERT NORTH 3129	$3,105,000	13/03/2026

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: 24/08/2026 10:28

11 Serpentine Street, Mont Albert Vic 3127

JellisCraig

Mark Read
0402 215 841
markread@jelliscraig.com.au



5 3 4

Property Type: House
Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
Year ending June 2026: $2,310,000

Comparable Properties



24 View St MONT ALBERT 3127 (REI)

5 4 4

Price: $2,900,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 938 sqm approx

Agent Comments



12 Kinsale Cr BALWYN 3103 (REI/VG)

5 3 3

Price: $3,160,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



22 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

5 2 1

Price: $3,105,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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