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	18 Manniche Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,575,000 & $1,650,000

Median sale price

Median price $1,767,500 Property Type House Suburb Mont Albert North

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	11 Milne Rd MONT ALBERT NORTH 3129	$1,700,000	06/07/2026
2	16 Jackson Av MONT ALBERT NORTH 3129	$1,595,000	19/05/2026
3	31 Milne Rd MONT ALBERT NORTH 3129	$1,500,000	02/05/2026

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: 19/08/2026 12:06

18 Manniche Avenue, Mont Albert North Vic 3129

JellisCraig

Mark Salvati
03 9831 2800
0413 745 457
marksalvati@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,575,000 - $1,650,000
Median House Price
Year ending June 2026: $1,767,500

Comparable Properties



11 Milne Rd MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,700,000
Method: Private Sale
Date: 06/07/2026
Property Type: House

Agent Comments



16 Jackson Av MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,595,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 585 sqm approx

Agent Comments



31 Milne Rd MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,500,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 593 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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