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	7 Carlyle Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,960,000 & $3,250,000

Median sale price

Median price $2,690,500 Property Type House Suburb Mont Albert

Period - From 01/01/2025 to 31/03/2025 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	57 Tuxen St BALWYN NORTH 3104	$3,100,000	10/05/2025
2	26 Salisbury Av MONT ALBERT 3127	$3,115,000	29/03/2025
3	5 Essex Rd SURREY HILLS 3127	$3,250,000	01/03/2025

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: 28/05/2025 16:37

7 Carlyle Crescent, Mont Albert Vic 3127

Tori McGregor
8862 4986
0400 633 992
tori.mcgregor@marshallwhite.com.au



4 2 2

Property Type: House (Res)
Land Size: 1075 sqm approx

Agent Comments

No Heritage Overlay

Indicative Selling Price
$2,960,000 - $3,250,000
Median House Price
March quarter 2025: $2,690,500

Comparable Properties



57 Tuxen St BALWYN NORTH 3104 (REI)

4 2 4

Price: $3,100,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments



26 Salisbury Av MONT ALBERT 3127 (REI)

4 2 2

Price: $3,115,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



5 Essex Rd SURREY HILLS 3127 (REI)

5 2 4

Price: $3,250,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 997 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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