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	2/16 Francesca Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,390,000 & $1,500,000

Median sale price

Median price $1,653,800 Property Type House Suburb Mont Albert North

Period - From 01/04/2024 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	6/23-25 Evelina St MONT ALBERT NORTH 3129	$1,520,100	03/05/2025
2	1/2 Erne St BALWYN 3103	$1,470,000	14/03/2025
3	3/310 Mont Albert Rd SURREY HILLS 3127	$1,510,000	06/12/2024

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: 08/05/2025 12:51

2/16 Francesca Street, Mont Albert North Vic 3129



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,390,000 - $1,500,000
Median House Price
Year ending March 2025: $1,653,800

Comparable Properties

6/23-25 Evelina St MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,520,100
Method:
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments



1/2 Erne St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,470,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: Unit

Agent Comments



3/310 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,510,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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