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	2/398 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,160,000 Property Type Townhouse Suburb Mont Albert

Period - From 10/09/2024 to 09/09/2025 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	3/19 Moselle St MONT ALBERT NORTH 3129	$1,540,000	16/08/2025
2	2/16 Francesca St MONT ALBERT NORTH 3129	$1,558,000	31/05/2025
3	1/12 Kerry Pde MONT ALBERT NORTH 3129	$1,530,000	09/04/2025

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: 10/09/2025 07:51

2/398 Mont Albert Road, Mont Albert Vic 3127

JellisCraig



4 3 2

Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000
Median Townhouse Price
10/09/2024 - 09/09/2025: $1,160,000

Comparable Properties



3/19 Moselle St MONT ALBERT NORTH 3129 (REI)

4 2 2

Price: $1,540,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 301 sqm approx

Agent Comments



2/16 Francesca St MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,558,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

Agent Comments



1/12 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,530,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 98305966

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