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	3/39 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $1,280,000 Property Type Unit Suburb Mont Albert North

Period - From 08/09/2024 to 07/09/2025 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	4/70 Dunloe Av MONT ALBERT NORTH 3129	$1,115,000	16/04/2025
2			
3			

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: 08/09/2025 10:11

3/39 Orchard Crescent, Mont Albert North Vic 3129

FLETCHERS



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,125,000
Median Unit Price
08/09/2024 - 07/09/2025: $1,280,000

Comparable Properties



4/70 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,115,000
Method: Private Sale
Date: 16/04/2025
Property Type: Unit

Agent Comments

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.

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

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