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	15 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,920,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2025 to 30/09/2025 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	12 Sutton Pde MONT ALBERT NORTH 3129	$1,830,000	27/08/2025
2	49 Bank St BOX HILL 3128	$1,688,000	06/06/2025
3	105 Rostrevor Pde MONT ALBERT NORTH 3129	$1,965,000	02/06/2025

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: 10/10/2025 22:24

15 Dunloe Avenue, Mont Albert North Vic 3129

JellisCraig



3 1 2

Property Type:
Agent Comments

David Ferro
Davidferro@jelliscraig.com.au

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2025: $1,920,000

Comparable Properties



12 Sutton Pde MONT ALBERT NORTH 3129 (REI)

3 1 3

Price: $1,830,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 846 sqm approx

Agent Comments



49 Bank St BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,688,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



105 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

5 2 3

Price: $1,965,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 907 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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