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	16 Malvern Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,438,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2025 to 30/06/2025 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	4/358 Mont Albert Rd MONT ALBERT 3127	$1,265,000	30/08/2025
2	2/46 Belgravia Av MONT ALBERT NORTH 3129	$1,270,000	16/08/2025
3	2/19 Sutton Pde MONT ALBERT NORTH 3129	$1,351,000	09/08/2025

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: 29/09/2025 12:33

16 Malvern Road, Mont Albert North Vic 3129

JellisCraig



3 2 2

Rooms: 7
Property Type: Unit
Land Size: 310 sqm approx

Agent Comments

David Ferro
0437 104 272

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,438,000

Comparable Properties



4/358 Mont Albert Rd MONT ALBERT 3127 (REI)

3 2 2

Price: $1,265,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)

Agent Comments

2/46 Belgravia Av MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,270,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments



2/19 Sutton Pde MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,351,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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