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	3/62 Relowe Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Mont Albert North

Period - From 11/11/2024 to 10/11/2025 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	2/97 Rostrevor Pde MONT ALBERT NORTH 3129	$1,500,000	31/10/2025
2	2/56 Belgravia Av MONT ALBERT NORTH 3129	$1,465,000	15/09/2025
3	3/12 Kerry Pde MONT ALBERT NORTH 3129	$1,560,000	10/09/2025

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: 11/11/2025 16:59

3/62 Relowe Crescent, Mont Albert North Vic 3129



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Property Type:
Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
11/11/2024 - 10/11/2025: $1,350,000

Comparable Properties



2/97 Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

4 3 2

Agent Comments

Price: $1,500,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Single)



2/56 Belgravia Av MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $1,465,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Townhouse (Res)
Land Size: 225 sqm approx



3/12 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

4 3 2

Agent Comments

Price: $1,560,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800

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