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	47 Moselle Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,550,000 & $1,700,000

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	16 Access Rd MONT ALBERT NORTH 3129	$1,712,000	02/07/2025
2	28 Belgravia Av MONT ALBERT NORTH 3129	$1,660,000	01/07/2025
3	3 Hawkins Av MONT ALBERT NORTH 3129	$1,700,000	11/06/2025

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: 10/11/2025 14:49

47 Moselle Street, Mont Albert North Vic 3129



4 2 2

Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
September quarter 2025: $1,920,000

Comparable Properties



16 Access Rd MONT ALBERT NORTH 3129 (VG)

4 - -

Price: $1,712,000
Method: Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



28 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,660,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 599 sqm approx

Agent Comments



3 Hawkins Av MONT ALBERT NORTH 3129 (REI/VG)

3 1 3

Price: $1,700,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 685 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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