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	22 Morris Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,620,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2025 to 31/12/2025 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	2 Ebon Ct DONCASTER 3108	$1,300,000	13/11/2025
2	6 Allison Rd MONT ALBERT NORTH 3129	$1,480,000	16/10/2025
3	2 Eva Cr BOX HILL NORTH 3129	$1,152,000	06/09/2025

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: 22/01/2026 09:00

22 Morris Avenue, Mont Albert North Vic 3129



3 1 1

Property Type: House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
December quarter 2025: $1,620,000

Comparable Properties



2 Ebon Ct DONCASTER 3108 (REI)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



6 Allison Rd MONT ALBERT NORTH 3129 (REI/VG)

3 1 2

Price: $1,480,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



2 Eva Cr BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,152,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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