

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 4/42 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,340,000 Property Type Unit Suburb Mont Albert North

Period - From 01/01/2025 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	8/17 Kingsley Cr MONT ALBERT 3127	\$935,000	28/02/2026
2	1/5 Rowland St MONT ALBERT 3127	\$910,000	24/12/2025
3	6/55 Yarrbat Av BALWYN 3103	\$806,800	18/11/2025

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.~~

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Indicative Selling Price
 \$780,000 - \$850,000
Median Unit Price
 Year ending December 2025: \$1,340,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



8/17 Kingsley Cr MONT ALBERT 3127 (REI)

[Agent Comments](#)



Price: \$935,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit



1/5 Rowland St MONT ALBERT 3127 (REI/VG)

[Agent Comments](#)



Price: \$910,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 149 sqm approx



6/55 Yarrbat Av BALWYN 3103 (REI/VG)

[Agent Comments](#)



Price: \$806,800
Method: Private Sale
Date: 18/11/2025
Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199