

# 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

73 Zetland Road, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,500,000

### Median sale price

Median price \$2,265,000

Property Type House

Suburb Mont Albert

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	10 Dunloe Av MONT ALBERT NORTH 3129	\$1,400,000	13/12/2025
2	430 Belmore Rd MONT ALBERT NORTH 3129	\$1,455,000	19/11/2025
3	6 Allison Rd MONT ALBERT NORTH 3129	\$1,480,000	16/10/2025

**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:

24/02/2026 10:04



**Property Type:** House

**Land Size:** 627 sqm approx

Agent Comments

## Comparable Properties



**10 Dunloe Av MONT ALBERT NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**430 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,455,000

**Method:** Sold Before Auction

**Date:** 19/11/2025

**Property Type:** House (Res)

**Land Size:** 675 sqm approx



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

Agent Comments



**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 16/10/2025

**Property Type:** House (Res)

**Land Size:** 667 sqm approx