

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

1/4 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$935,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

1/6 MARY STREET BOX HILL NORTH VIC 3129	\$930,000	06-Sep-25
1/3-5 LOUISE AVENUE MONT ALBERT VIC 3127	\$930,000	03-Sep-25
2/376 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$925,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 10 February 2026



**1/6 MARY STREET BOX HILL
 NORTH VIC 3129**

 2  1  1

Sold Price **\$930,000** Sold Date **06-Sep-25**

Distance **1.76km**

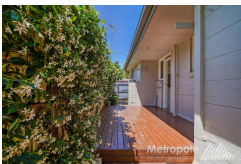


**1/3-5 LOUISE AVENUE MONT
 ALBERT VIC 3127**

 2  1  1

Sold Price Sold Date **03-Sep-25**

Distance **1.77km**



**2/376 MONT ALBERT ROAD MONT
 ALBERT VIC 3127**

 2  2  1

Sold Price **\$925,000** Sold Date **30-Oct-25**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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