

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

1/53 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$1,549,000

Median sale price

Median price

\$1,707,500

Property Type

House

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	3/53 Orchard Cr MONT ALBERT NORTH 3129	\$1,500,000	22/11/2025
2	2/97 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,500,000	31/10/2025
3	2/25 Belgravia Av MONT ALBERT NORTH 3129	\$1,529,000	11/10/2025

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:

20/02/2026 15:08



3 2 2

Property Type: Townhouse (Res)

Land Size: 400 sqm approx

Agent Comments

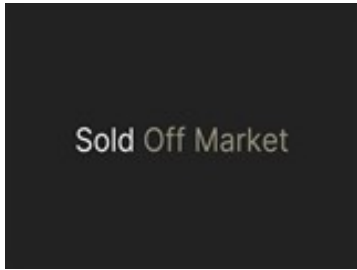
Indicative Selling Price

\$1,549,000

Median House Price

Year ending December 2025: \$1,707,500

Comparable Properties



3/53 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



2/97 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 31/10/2025

Property Type: Townhouse (Single)



2/25 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

3 2 2

Price: \$1,529,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 310 sqm approx