

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

13 Benbrook Avenue, Mont Albert North Vic 3129
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Indicative selling price

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

Range between

\$1,550,000

 &

\$1,650,000

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	7 Kefford Ct MONT ALBERT NORTH 3129	\$1,590,000	06/11/2025
2	14 Moselle St MONT ALBERT NORTH 3129	\$1,620,000	18/10/2025
3	91 Box Hill Cr MONT ALBERT NORTH 3129	\$1,568,000	03/09/2025

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:

03/02/2026 09:51
