

# 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

7/46 Kenmare Street, 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)

Range between \$1,350,000 & \$1,485,000

### Median sale price

Median price \$1,232,000 Property Type Townhouse Suburb Mont Albert

Period - From 10/11/2024 to 09/11/2025 Source Property Data

### 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	2/15 Kireep Rd BALWYN 3103	\$1,350,000	06/08/2025
2	3/27 High St MONT ALBERT 3127	\$1,400,000	20/09/2025
3	2/97 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,500,000	31/10/2025

**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:

10/11/2025 16:53



3   
 2   
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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,485,000  
**Median Townhouse Price**  
 10/11/2024 - 09/11/2025: \$1,232,000

## Comparable Properties



2/15 Kireep Rd BALWYN 3103 (VG)

Agent Comments

3   
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**Price:** \$1,350,000  
**Method:** Sale  
**Date:** 06/08/2025  
**Property Type:** Flat/Unit/Apartment (Res)



3/27 High St MONT ALBERT 3127 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** Townhouse (Res)



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

Agent Comments

4   
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**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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