

# 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 40 Jackson Avenue, Mont Albert North Vic 3129

### Indicative selling price

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

Single price \$1,680,000

### Median sale price

Median price \$1,707,500 Property Type House Suburb Mont Albert North

Period - From 09/12/2024 to 08/12/2025 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	7 Kefford Ct MONT ALBERT NORTH 3129	\$1,590,000	06/11/2025
2	7 Corlett St MONT ALBERT NORTH 3129	\$1,710,000	04/10/2025
3	8 Sewell St MONT ALBERT NORTH 3129	\$1,710,000	06/09/2025

**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: 09/12/2025 11:31



5 2 2

**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,680,000  
**Median House Price**  
09/12/2024 - 08/12/2025: \$1,707,500

## Comparable Properties



**7 Kefford Ct MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** House  
**Land Size:** 767 sqm approx



**7 Corlett St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**8 Sewell St MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

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



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