

# 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

1C Tyrrell Street, 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 \$1,850,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Mont Albert North

Period - From 22/09/2024

to 21/09/2025

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	1/4 Porter Rd BALWYN 3103	\$1,830,000	17/07/2025
2	30 Bundoran Pde MONT ALBERT NORTH 3129	\$1,900,000	28/06/2025
3	15 Kneale Dr BOX HILL NORTH 3129	\$1,780,000	26/06/2025

**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:

22/09/2025 15:28



4   
 3   
 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,850,000

**Median House Price**

22/09/2024 - 21/09/2025: \$1,700,000

## Comparable Properties



**1/4 Porter Rd BALWYN 3103 (REI)**

Agent Comments

3   
 3   
 4

**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 17/07/2025

**Property Type:** House



**30 Bundoran Pde MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** House (Res)



**15 Kneale Dr BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

4   
 3   
 2

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 26/06/2025

**Property Type:** House

**Land Size:** 350 sqm approx

Account - Jellis Craig | P: 98305966



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