

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

1/30 Francesca Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,348,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

01/04/2025

to

31/03/2026

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.

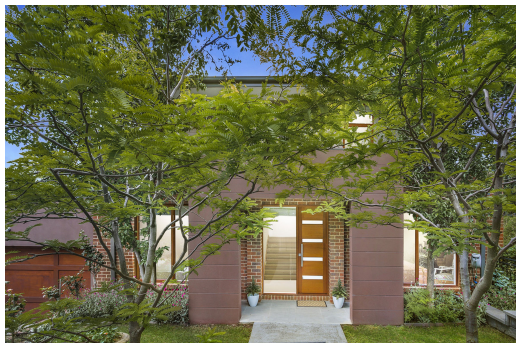
	Address of comparable property	Price	Date of sale
1	1/24 Winfield Rd BALWYN NORTH 3104	\$1,528,000	29/01/2026
2	3/53 Orchard Cr MONT ALBERT NORTH 3129	\$1,500,000	22/11/2025
3	1/55 Strabane Av MONT ALBERT NORTH 3129	\$1,440,000	25/10/2025

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:

23/04/2026 17:33



 4
  3
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

Year ending March 2026: \$1,348,000

Comparable Properties



1/24 Winfield Rd BALWYN NORTH 3104 (VG)

Agent Comments

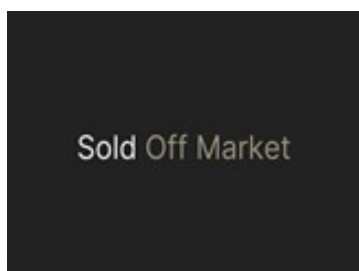
 3
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Price: \$1,528,000

Method: Sale

Date: 29/01/2026

Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit



Sold Off Market

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

Agent Comments

 4
  2
  2

Price: \$1,500,000

Method: Private Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



1/55 Strabane Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,440,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 335 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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