

## 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

38 FRANCESCA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,950,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

House

Suburb

Mont Albert North

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

327 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$1,925,000	29-Mar-26
31 VIVIANNE AVENUE MONT ALBERT NORTH VIC 3129	\$1,977,000	06-Dec-25
1 ROWLAND STREET MONT ALBERT VIC 3127	\$2,065,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 18 March 2026



**327 MONT ALBERT ROAD MONT  
ALBERT VIC 3127**

4 2 2

Sold Price <sup>RS</sup> **\$1,925,000** Sold Date **29-Mar-26**

Distance **1.57km**



**31 VIVIANNE AVENUE MONT  
ALBERT NORTH VIC 3129**

4 2 2

Sold Price **\$1,977,000** Sold Date **06-Dec-25**

Distance **1.26km**



**1 ROWLAND STREET MONT  
ALBERT VIC 3127**

4 3 2

Sold Price **\$2,065,000** Sold Date **25-Oct-25**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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