

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 31 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2025 to 31/12/2025 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 | 47 Moselle St MONT ALBERT NORTH 3129 | \$1,903,000 | 06/12/2025 |
| 2 | 65 Clifton St BALWYN NORTH 3104 | \$1,700,000 | 13/10/2025 |
| 3 | 12 Sewell St MONT ALBERT NORTH 3129 | \$1,775,000 | 13/09/2025 |

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:

24/02/2026 13:55



 4  2  2

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2025: \$1,620,000

Comparable Properties



47 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,903,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 573 sqm approx



65 Clifton St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,700,000

Method: Private Sale

Date: 13/10/2025

Property Type: House

Land Size: 637 sqm approx



12 Sewell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,775,000

Method: Private Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9842 8888