

## 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

4 Tie Street, Mont Albert North Vic 3129

#### Indicative selling price

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

Range between \$1,290,000 & \$1,350,000

#### Median sale price

|               |   |               |  |        |   |
|---------------|---|---------------|--|--------|---|
| Median price  | <span style="border: 1px solid black; padding: 2px;">\$1,620,000</span> | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Mont Albert North</span> |
| Period - From | <span style="border: 1px solid black; padding: 2px;">01/10/2025</span>  | to            | <span style="border: 1px solid black; padding: 2px;">31/12/2025</span> | Source | <span style="border: 1px solid black; padding: 2px;">REIV</span>              |

#### 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                              | 10 Dunloe Av MONT ALBERT NORTH 3129 | \$1,400,000 | 13/12/2025   |
| 2                              | 7 Trentwood Av BALWYN NORTH 3104    | \$1,388,000 | 06/12/2025   |
| 3                              | 15 Jocelyn Av BALWYN NORTH 3104     | \$1,270,000 | 15/11/2025   |

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:

23/01/2026 12:20



**Property Type:** House  
**Land Size:** 604 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,290,000 - \$1,350,000

**Median House Price**

December quarter 2025: \$1,620,000

## Comparable Properties



**10 Dunloe Av MONT ALBERT NORTH 3129 (REI)**



**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

[Agent Comments](#)



**7 Trentwood Av BALWYN NORTH 3104 (REI/VG)**



**Price:** \$1,388,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

[Agent Comments](#)



**15 Jocelyn Av BALWYN NORTH 3104 (REI)**



**Price:** \$1,270,000  
**Method:** Sold Before Auction  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx

[Agent Comments](#)

**Account - Barry Plant | P: 03 9842 8888**