

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 2/38 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price*

Median price \$1,710,000 Property Type House Suburb Mont Albert North

Period - From 20/11/2025 to 20/05/2026 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	1/30 Francesca St MONT ALBERT NORTH 3129	\$1,541,000	16/05/2026
2	2/72 Kenmare St MONT ALBERT 3127	\$1,588,800	17/02/2026
3	3/1a Evelina St MONT ALBERT NORTH 3129	\$1,550,000	10/12/2025

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: 20/05/2026 12:56

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Mont Albert North residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,590,000
Median House Price *
20/11/2025 - 20/05/2026: \$1,710,000
* Agent calculated median based on Mont Albert North sales

Comparable Properties



1/30 Francesca St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,541,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)



2/72 Kenmare St MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$1,588,800
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Single)



3/1a Evelina St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Single)

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