

# 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 48 Kenmare Street, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,150,000

### Median sale price

Median price \$2,350,000 Property Type House Suburb Mont Albert

Period - From 01/01/2026 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		
2		
3		

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: 27/05/2026 13:52

Elsa Li

03 9810 5000

0477 888 099

ElsaLi@jellisrcraig.com.au

**Indicative Selling Price**

\$2,950,000 - \$3,150,000

**Median House Price**

March quarter 2026: \$2,350,000



**Property Type:** House (Res)

**Land Size:** 1150 sqm approx

Agent Comments

## Comparable Properties

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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This Statement of Information was prepared on: 27/05/2026 13:54

Elsa Li

03 9810 5000

0477 888 099

ElsaLi@jellisrcraig.com.au

**Indicative Selling Price**

\$2,950,000 - \$3,150,000

**Median House Price**

March quarter 2026: \$2,350,000



**Property Type:** House

**Land Size:** 1169 sqm approx

Agent Comments

## Comparable Properties

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