

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

1/10 Sutton Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,175,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/04/2026

to

30/06/2026

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	3/368 Mont Albert Rd MONT ALBERT 3127	\$1,243,000	24/06/2026
2	9/2 Hotham St MONT ALBERT 3127	\$1,315,000	03/09/2026
3	1/28 Orchard Cr MONT ALBERT NORTH 3129	\$1,300,000	06/08/2026

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:

16/09/2026 11:56

1/10 Sutton Parade, Mont Albert North Vic 3129

Tim Heavyside
94703390
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Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
June quarter 2026: \$1,175,000

Comparable Properties



3/368 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,243,000
Method: Private Sale
Date: 24/06/2026
Property Type: Townhouse (Single)
Land Size: 249 sqm approx



9/2 Hotham St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,315,000
Method: Sold Before Auction
Date: 03/09/2026
Property Type: Townhouse (Res)
Land Size: 197 sqm approx



1/28 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 06/08/2026
Property Type: House (Res)

Account - Heavyside



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