

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

1/13 Valda Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$940,000

&

\$1,030,000

Median sale price

Median price \$1,360,000

Property Type Townhouse

Suburb Mont Albert North

Period - From 14/08/2025

to

13/08/2026

Source Property Data

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	4/8 Box Hill Cr MONT ALBERT NORTH 3129	\$1,010,000	17/07/2026
2	30 Scarborough Sq MONT ALBERT NORTH 3129	\$955,000	17/04/2026
3	2/337 Doncaster Rd BALWYN NORTH 3104	\$950,000	16/05/2026

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:

14/08/2026 09:59



3 2 2

Property Type: Townhouse
(Single)
Land Size: 270 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$940,000 - \$1,030,000
Median Townhouse Price
14/08/2025 - 13/08/2026: \$1,360,000

Comparable Properties



4/8 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

3 3 2

Price: \$1,010,000
Method: Private Sale
Date: 17/07/2026
Property Type: Townhouse (Res)
Land Size: 275 sqm approx



30 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$955,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 197 sqm approx



2/337 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$950,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)

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