

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

1/20 Kerry Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,394,000

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

26/02/2025

to

25/02/2026

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	26 Simmons St BOX HILL NORTH 3129	\$1,181,000	25/10/2025
2	2/1 Neath St SURREY HILLS 3127	\$1,160,000	21/02/2026
3	3/28 Francesca St MONT ALBERT NORTH 3129	\$1,155,000	16/10/2025

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:

26/02/2026 10:58



3 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
26/02/2025 - 25/02/2026: \$1,394,000

Comparable Properties



26 Simmons St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,181,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 348 sqm approx



2/1 Neath St SURREY HILLS 3127 (REI)

Agent Comments

3 1 1

Price: \$1,160,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



3/28 Francesca St MONT ALBERT NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$1,155,000
Method: Sale
Date: 16/10/2025
Property Type: Flat/Unit/Apartment (Res)