

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

1/28 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,500,000 Property Type House 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	28 Paul Av BOX HILL NORTH 3129	\$970,000	18/04/2026
2	30 Scarborough Sq MONT ALBERT NORTH 3129	\$955,000	17/04/2026
3	2 Morris Av MONT ALBERT NORTH 3129	\$875,000	21/03/2026

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:

09/07/2026 09:28



3 2 2

Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$1,500,000

Comparable Properties



28 Paul Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$970,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 367 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 Morris Av MONT ALBERT NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$875,000
Method: Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 291 sqm approx

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