

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

10 Louise Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,376,000

Property Type House

Suburb Mont Albert

Period - From 01/04/2025

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	11 Inglisby Rd MONT ALBERT 3127	\$2,400,000	12/05/2026
2	5 Clapham St BALWYN 3103	\$2,300,000	14/03/2026
3	84 Broughton Rd SURREY HILLS 3127	\$2,352,000	21/02/2026

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:

15/06/2026 12:34



Property Type: House (Res)

Land Size: 758 sqm approx

Agent Comments

Comparable Properties



11 Inglisby Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 728 sqm approx



5 Clapham St BALWYN 3103 (REI)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Land (Res)

Land Size: 704 sqm approx



84 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,352,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 696 sqm approx