

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

105 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,860,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2025 to 31/03/2025 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	48 Relowe Cr BALWYN 3103	\$2,150,000	15/03/2025
2	50 Bundoran Pde MONT ALBERT NORTH 3129	\$1,985,000	01/03/2025
3	26 Luena Rd BALWYN NORTH 3104	\$1,905,000	18/02/2025

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:

01/05/2025 11:00



4 2 3

Property Type: Development Site (Res)

Land Size: 907 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2025: \$1,860,000

Comparable Properties



48 Relowe Cr BALWYN 3103 (REI)

[Agent Comments](#)

4 1 3

Price: \$2,150,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 1243 sqm approx



50 Bundoran Pde MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,985,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 664 sqm approx



26 Luena Rd BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,905,000

Method: Sold Before Auction

Date: 18/02/2025

Property Type: House (Res)

Land Size: 743 sqm approx