

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

11 Serpentine Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$1,942,000

Property Type

House

Suburb

Mont Albert

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	24 View St MONT ALBERT 3127	\$2,900,000	26/06/2026
2	12 Kinsale Cr BALWYN 3103	\$3,160,000	09/05/2026
3	22 Rostrevor Pde MONT ALBERT NORTH 3129	\$3,105,000	13/03/2026

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:

23/07/2026 11:17

11 Serpentine Street, Mont Albert Vic 3127

JellisCraig

Mark Read
0402 215 841
markread@jelliscraig.com.au



5 3 4

Rooms: 9

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2026: \$1,942,000

Comparable Properties



24 View St MONT ALBERT 3127 (REI)

Agent Comments

5 4 4

Price: \$2,900,000

Method: Private Sale

Date: 26/06/2026

Property Type: House

Land Size: 938 sqm approx



12 Kinsale Cr BALWYN 3103 (REI/VG)

Agent Comments

5 3 3

Price: \$3,160,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 727 sqm approx



22 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG) **Agent Comments**

5 2 1

Price: \$3,105,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 841 sqm approx

Account - Jellis Craig | P: 98305966



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.