

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

1D Braemar Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Mont Albert North

Period - From

14/07/2025

to

13/07/2026

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	22 Victoria Cr MONT ALBERT 3127	\$1,495,000	22/06/2026
2	3/410 Mont Albert Rd MONT ALBERT 3127	\$1,480,000	23/03/2026
3	22 Morris Av MONT ALBERT NORTH 3129	\$1,411,000	19/02/2026

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:

14/07/2026 11:34



 3  2  2

Rooms: 5
Property Type: House
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
14/07/2025 - 13/07/2026: \$1,710,000

Comparable Properties



22 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,495,000
Method: Private Sale
Date: 22/06/2026
Property Type: House



3/410 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,480,000
Method: Sold Before Auction
Date: 23/03/2026
Property Type: Townhouse (Res)



22 Morris Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,411,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 585 sqm approx

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