

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 Tyrrell Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,580,000

&

\$1,730,000

Median sale price

Median price \$1,161,500

Property Type Unit

Suburb Mont Albert North

Period - From 01/01/2026

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.

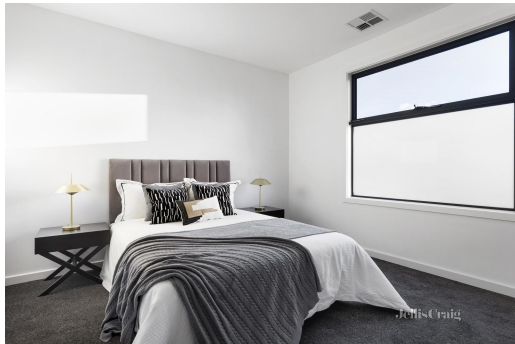
	Address of comparable property	Price	Date of sale
1	2/72 Kenmare St MONT ALBERT 3127	\$1,588,800	17/02/2026
2	8a Clyde St BOX HILL NORTH 3129	\$1,718,000	04/02/2026
3	3/62 Relowe Cr MONT ALBERT NORTH 3129	\$1,655,000	22/11/2025

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:

10/04/2026 13:51



Property Type:
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,730,000
Median Unit Price
March quarter 2026: \$1,161,500

Comparable Properties



2/72 Kenmare St MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$1,588,800
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Single)



8a Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,718,000
Method: Sold Before Auction
Date: 04/02/2026
Property Type: Townhouse (Res)
Land Size: 349 sqm approx



3/62 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 267 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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