

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

2/36 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,450,000

&

\$1,580,000

Median sale price

Median price \$1,305,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/07/2025

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.

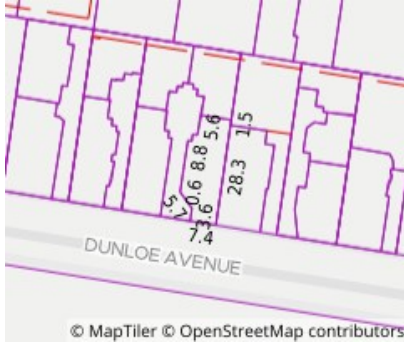
	Address of comparable property	Price	Date of sale
1	22 Victoria Cr MONT ALBERT 3127	\$1,495,000	22/06/2026
2	2/38 Strabane Av MONT ALBERT NORTH 3129	\$1,550,000	15/06/2026
3	1/30 Francesca St MONT ALBERT NORTH 3129	\$1,541,000	16/05/2026

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:

15/07/2026 18:35



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



22 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,495,000

Method: Private Sale

Date: 22/06/2026

Property Type: House

2/38 Strabane Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 15/06/2026

Property Type: House (Res)



1/30 Francesca St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments



Price: \$1,541,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)