

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

21 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Mont Albert North

Period - From 04/08/2025 to 03/08/2026 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	2 James St SURREY HILLS 3127	\$2,202,500	29/07/2026
2	53 Weybridge St SURREY HILLS 3127	\$2,370,000	18/07/2026
3	11 Inglisby Rd MONT ALBERT 3127	\$2,400,000	12/05/2026

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:

04/08/2026 16:43



3 2 4

Property Type: House

Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

04/08/2025 - 03/08/2026: \$1,705,000

Comparable Properties



2 James St SURREY HILLS 3127 (REI)

Agent Comments

5 2 1

Price: \$2,202,500

Method: Private Sale

Date: 29/07/2026

Property Type: House

Land Size: 623 sqm approx



53 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,370,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 780 sqm approx



11 Inglisby Rd MONT ALBERT 3127 (REI)

Agent Comments

5 2 2

Price: \$2,400,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 728 sqm approx