

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

26 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,767,500 Property Type House 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	13 Carlyle Cr MONT ALBERT 3127	\$2,000,000	14/09/2026
2	22 Mitchell Rd MONT ALBERT NORTH 3129	\$1,440,000	25/07/2026
3	12 Wild Life Pde BALWYN NORTH 3104	\$2,180,000	10/04/2026

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:

28/09/2026 16:26



2
 1
 1

Rooms: 6

Property Type: House

Land Size: 592 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$1,767,500

Comparable Properties



13 Carlyle Cr MONT ALBERT 3127 (REI)

[Agent Comments](#)

3
 2
 2

Price: \$2,000,000

Method: Private Sale

Date: 14/09/2026

Property Type: House (Res)

Land Size: 856 sqm approx



22 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

3
 1
 2

Price: \$1,440,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 592 sqm approx



12 Wild Life Pde BALWYN NORTH 3104 (REI)

[Agent Comments](#)

4
 2
 2

Price: \$2,180,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 733 sqm approx

Account - Marshall White | P: 03 9822 9999