

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

3/31 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$955,000 & \$1,050,000

Median sale price

Median price \$1,175,000 Property Type Unit Suburb Mont Albert North

Period - From 01/04/2026 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	8 Mccoll Rd MONT ALBERT NORTH 3129	\$955,000	11/07/2026
2	1/18 Orchard Cr MONT ALBERT NORTH 3129	\$1,175,000	26/06/2026
3	1/20 Kerry Pde MONT ALBERT NORTH 3129	\$1,018,000	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: 10/08/2026 22:37



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$955,000 - \$1,050,000
Median Unit Price
June quarter 2026: \$1,175,000

Comparable Properties



8 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$955,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 266 sqm approx



1/18 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,175,000
Method: Sold Before Auction
Date: 26/06/2026
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



1/20 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,018,000
Method: Private Sale
Date: 16/05/2026
Property Type: Townhouse (Single)

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983