

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

3/48 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$750,000 & \$790,000

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	4/498 Doncaster Rd DONCASTER 3108	\$755,000	08/08/2026
2	1/5 Padgham Ct BOX HILL NORTH 3129	\$735,000	29/04/2026
3	4/7 Amaroo Ct BOX HILL NORTH 3129	\$825,000	18/04/2026

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:

28/08/2026 15:09



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
June quarter 2026: \$1,175,000

Comparable Properties



4/498 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2 1 2

Price: \$755,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Unit



1/5 Padgham Ct BOX HILL NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$735,000
Method: Sale
Date: 29/04/2026
Property Type: Flat/Unit/Apartment (Res)



4/7 Amaroo Ct BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Price: \$825,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 229 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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