

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

\$800,000

&

\$880,000

Median sale price

Median price

\$1,348,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

09/04/2025

to

08/04/2026

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	1/4 Dunloe Av MONT ALBERT NORTH 3129	\$900,000	01/04/2026
2	1/2 Morris Av MONT ALBERT NORTH 3129	\$875,000	21/03/2026
3			

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:

09/04/2026 09:53

David Ferro
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 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
09/04/2025 - 08/04/2026: \$1,348,000

Comparable Properties



1/4 Dunloe Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$900,000
Method: Private Sale
Date: 01/04/2026
Property Type: House



1/2 Morris Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

 2  2  2

Price: \$875,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 291 sqm approx

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.

Account - Jellis Craig | P: 98305966



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