

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 Edgoose Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2026

to 31/03/2026

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	73 Zetland Rd MONT ALBERT 3127	\$1,520,000	14/03/2026
2	15 Chessell St MONT ALBERT NORTH 3129	\$1,545,000	16/02/2026
3	406a Mont Albert Rd MONT ALBERT 3127	\$1,610,000	16/11/2025

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:

05/05/2026 10:07

3 Edgoose Avenue, Mont Albert North Vic 3129

JellisCraig

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2026: \$1,780,000



3 1 2

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



73 Zetland Rd MONT ALBERT 3127 (REI)

Agent Comments

3 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 627 sqm approx



15 Chessell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 1

Price: \$1,545,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 693 sqm approx



406a Mont Albert Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$1,610,000

Method: Sold Before Auction

Date: 16/11/2025

Property Type: House (Res)

Land Size: 578 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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