

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

30 Scarborough Square, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2025 to 31/12/2025 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 Mayfair MONT ALBERT NORTH 3129	\$980,000	06/03/2026
2	9a Bayley Gr DONCASTER 3108	\$900,000	28/01/2026
3	9 Scarborough Sq MONT ALBERT NORTH 3129	\$1,100,000	16/10/2025

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:

23/03/2026 16:11

30 Scarborough Square, Mont Albert North Vic 3129

Stefan Cook
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3 2 2

Property Type: House (Res)
Land Size: 197 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
December quarter 2025: \$1,620,000

Comparable Properties



8 Mayfair MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Private Sale
Date: 06/03/2026
Property Type: House



9a Bayley Gr DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Res)



9 Scarborough Sq MONT ALBERT NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 203 sqm approx

Account - Heavyside



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