

# 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

2/31 Kenmare Street, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2025 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.

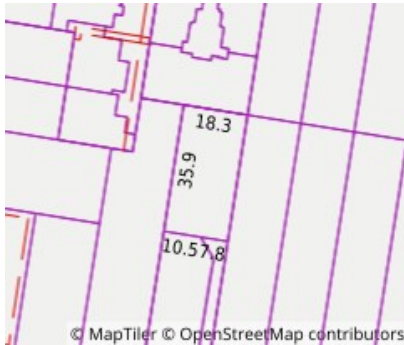
|   | Address of comparable property      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 12 Curlewis St MONT ALBERT 3127     | \$1,714,000 | 05/03/2026   |
| 2 | 713 Canterbury Rd SURREY HILLS 3127 | \$1,750,000 | 02/03/2026   |
| 3 | 6 Streeton Ct MONT ALBERT 3127      | \$1,740,000 | 03/12/2025   |

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:

30/04/2026 16:46



**Property Type:** House (Res)

**Land Size:** 642 sqm approx

**Agent Comments**

## Comparable Properties



**12 Curlewis St MONT ALBERT 3127 (REI/VG)**

**Agent Comments**



**Price:** \$1,714,000

**Method:** Private Sale

**Date:** 05/03/2026

**Property Type:** House

**Land Size:** 548 sqm approx



**713 Canterbury Rd SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** House (Res)

**Land Size:** 676 sqm approx



**6 Streeton Ct MONT ALBERT 3127 (REI/VG)**

**Agent Comments**



**Price:** \$1,740,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** House

**Land Size:** 544 sqm approx