

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

35 Moselle Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,500,000 Property Type House 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	17 Mccoll Rd MONT ALBERT NORTH 3129	\$1,930,000	28/08/2026
2	9 Earle CI MONT ALBERT 3127	\$2,060,000	31/03/2026
3	9 Manniche Av MONT ALBERT NORTH 3129	\$1,910,000	23/03/2026

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:

31/08/2026 20:32



 5  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

June quarter 2026: \$1,500,000

Comparable Properties



17 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$1,930,000

Method: Sold Before Auction

Date: 28/08/2026

Property Type: House



9 Earle CI MONT ALBERT 3127 (REI)

Agent Comments

 5  2  2

Price: \$2,060,000

Method: Private Sale

Date: 31/03/2026

Property Type: House (Res)



9 Manniche Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,910,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 425 sqm approx

Account - McGrath Box Hill | P: 03 8843 0200