

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

55 Valda Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	432 Belmore Rd MONT ALBERT NORTH 3129	\$1,195,000	04/06/2026
2	5 Arnott St MONT ALBERT NORTH 3129	\$1,251,000	01/05/2026
3	28 Milne Rd MONT ALBERT NORTH 3129	\$1,230,000	28/03/2026

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:

17/06/2026 20:30

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,780,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



432 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Private Sale

Date: 04/06/2026

Property Type: House

Land Size: 675 sqm approx



5 Arnott St MONT ALBERT NORTH 3129 (REI)

Agent Comments

1 1 1

Price: \$1,251,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 586 sqm approx

28 Milne Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,230,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 593 sqm approx

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