

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

60 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,376,000

Property Type

House

Suburb

Mont Albert

Period - From

13/04/2025

to

12/04/2026

Source

Property Data

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	66 Banool Rd BALWYN 3103	\$1,900,000	26/02/2026
2	50 Bundoran Pde MONT ALBERT NORTH 3129	\$1,760,000	18/10/2025
3	4 Caravan St BALWYN 3103	\$1,620,000	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:

13/04/2026 10:06



4 2 3

Rooms: 6

Property Type: House

Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

13/04/2025 - 12/04/2026: \$2,376,000

Comparable Properties



66 Banool Rd BALWYN 3103 (REI/VG)

Agent Comments

4 2 4

Price: \$1,900,000

Method: Auction Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 600 sqm approx



50 Bundoran Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,760,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 664 sqm approx



4 Caravan St BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$1,620,000

Method: Private Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 589 sqm approx