

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

66 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,942,000

Property Type House

Suburb Mont Albert

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	2 Grace St MONT ALBERT 3127	\$2,690,000	10/04/2026
2	327 Mont Albert Rd MONT ALBERT 3127	\$1,925,000	29/03/2026
3	10 Louise Av MONT ALBERT 3127	\$1,915,000	14/07/2026

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:

11/08/2026 12:02

66 Kenmare Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: House (Res)
Land Size: 1031 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$1,942,000

Comparable Properties

2 Grace St MONT ALBERT 3127 (REI)

Agent Comments

 4  3  2

Price: \$2,690,000
Method:
Date: 10/04/2026
Property Type: House

327 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

 4  2  2

Price: \$1,925,000
Method:
Date: 29/03/2026
Property Type: House



10 Louise Av MONT ALBERT 3127 (REI)

Agent Comments

 3  1  2

Price: \$1,915,000
Method: Private Sale
Date: 14/07/2026
Property Type: House (Res)
Land Size: 758 sqm approx

Account - Heavyside



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