

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

91 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$4,200,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Mont Albert North

Period - From

27/08/2025

to

26/08/2026

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	11 Bruce St BALWYN 3103	\$4,280,000	22/07/2026
2	67 Yerrin St BALWYN 3103	\$4,138,000	03/06/2026
3	31 Burroughs Rd BALWYN 3103	\$4,146,000	07/03/2026

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:

27/08/2026 16:57

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Indicative Selling Price

\$4,200,000

Median House Price

27/08/2025 - 26/08/2026: \$1,620,000



Property Type: House (Res)

Land Size: 1236 sqm approx

Agent Comments

Comparable Properties



11 Bruce St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$4,280,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 587 sqm approx



67 Yerrin St BALWYN 3103 (REI)

Agent Comments



Price: \$4,138,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 739 sqm approx



31 Burroughs Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$4,146,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 730 sqm approx

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