

# 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

1C Tyrrell Street, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,654,000

Property Type

House

Suburb

Mont Albert North

Period - From

29/07/2024

to

28/07/2025

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	1/4 Porter Rd BALWYN 3103	\$1,830,000	17/07/2025
2	30 Bundoran Pde MONT ALBERT NORTH 3129	\$1,900,000	28/06/2025
3	15 Kneale Dr BOX HILL NORTH 3129	\$1,780,000	26/06/2025

**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:

29/07/2025 12:00



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,700,000 - \$1,800,000  
Median House Price  
29/07/2024 - 28/07/2025: \$1,654,000

## Comparable Properties



1/4 Porter Rd BALWYN 3103 (REI)

Agent Comments



Price: \$1,830,000  
Method: Private Sale  
Date: 17/07/2025  
Property Type: House



30 Bundoran Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,900,000  
Method: Auction Sale  
Date: 28/06/2025  
Property Type: House (Res)



15 Kneale Dr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,780,000  
Method: Private Sale  
Date: 26/06/2025  
Property Type: House  
Land Size: 350 sqm approx

Account - Jellis Craig | P: 98305966



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