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	2/37 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price $985,000

Median sale price

Median price	$1,305,000	Property Type	Unit	Suburb	Mont Albert North
Period - From	01/07/2025	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	3/31 Orchard Cr MONT ALBERT NORTH 3129	$1,062,888	28/08/2026
2	7/2 Erne St BALWYN 3103	$1,139,000	15/05/2026
3	2/48 Belgravia Av MONT ALBERT NORTH 3129	$1,030,000	07/04/2026

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: 16/09/2026 15:20

2/37 Orchard Crescent, Mont Albert North Vic 3129

JellisCraig

Adam Cusinato
03 9810 5023
0467 029 069
AdamCusinato@jelliscraig.com.au

3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$985,000
Median Unit Price
Year ending June 2026: $1,305,000

Comparable Properties

3/31 Orchard Cr MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,062,888
Method: Private Sale
Date: 28/08/2026
Property Type: Unit

Agent Comments

7/2 Erne St BALWYN 3103 (REI)

3 2 2

Price: $1,139,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: Apartment

Agent Comments

2/48 Belgravia Av MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 07/04/2026
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

propertydata.com.au

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