

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

3/19 Moselle Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,179,444

Property Type

Unit

Suburb

Mont Albert North

Period - From

10/07/2024

to

09/07/2025

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	3/23 Mitchell Rd MONT ALBERT NORTH 3129	\$1,394,000	21/06/2025
2	1/12 Kerry Pde MONT ALBERT NORTH 3129	\$1,530,000	09/04/2025
3	4/12 Francesca St MONT ALBERT NORTH 3129	\$1,503,000	15/02/2025

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:

10/07/2025 14:05

3/19 Moselle Street, Mont Albert North Vic 3129

McGrath

Ripple Wu

03 9889 8800

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

10/07/2024 - 09/07/2025: \$1,179,444



 4  2  2

Rooms: 4

Property Type: Strata Unit/Villa
Unit/Townhouse - Single OYO Unit

Land Size: 301 sqm approx

[Agent Comments](#)

Comparable Properties



3/23 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,394,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



1/12 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,530,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)



4/12 Francesca St MONT ALBERT NORTH 3129 (REI/VG) [Agent Comments](#)

 4  3  2

Price: \$1,503,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)

Land Size: 232 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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