

# 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

2/4 Allison Road, 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 \$1,380,000

&

\$1,480,000

### Median sale price

Median price \$1,658,000

Property Type House

Suburb Mont Albert North

Period - From 11/08/2024

to

10/08/2025

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	1/537 Elgar Rd MONT ALBERT NORTH 3129	\$1,340,000	02/08/2025
2	4/15 Francesca St MONT ALBERT NORTH 3129	\$1,507,000	19/07/2025
3	3/23 Mitchell Rd MONT ALBERT NORTH 3129	\$1,394,000	21/06/2025

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:

11/08/2025 13:45