

# 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

1/23 Francesca Street, Mont Albert North Vic 3129

### Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,307,500

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

01/07/2024

to

30/06/2025

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	2/16 Francesca St MONT ALBERT NORTH 3129	\$1,558,000	31/05/2025
3	6/23-25 Evelina St MONT ALBERT NORTH 3129	\$1,520,100	01/05/2025

**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:

01/07/2025 11:59

1/23 Francesca Street, Mont Albert North Vic 3129



David Fileccia  
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4 2 2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Townhouse Price**

01/07/2024 - 30/06/2025: \$1,307,500

## 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



**2/16 Francesca St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,558,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Unit



**6/23-25 Evelina St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,520,100

**Method:** Sold Before Auction

**Date:** 01/05/2025

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 98305966



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