

# 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

40 Francesca 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 \$1,990,000 & \$2,189,000

### Median sale price

Median price \$1,590,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2024 to 30/06/2025 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	38 Francesca St MONT ALBERT NORTH 3129	\$2,088,000	09/07/2025
2	59 Strabane Av MONT ALBERT NORTH 3129	\$2,100,000	04/07/2025
3	105 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,965,000	02/06/2025

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:

15/07/2025 11:47