

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

1C Tyrrell Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,650,000

&

\$1,780,000

Median sale price

Median price \$1,860,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2025

to

31/03/2025

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	2/15 Kerry Pde BALWYN 3103	\$1,670,000	15/02/2025
2	2/126 Winmalee Rd BALWYN 3103	\$1,821,000	22/02/2025
3	15 Leopold Cr MONT ALBERT 3127	\$1,890,000	22/03/2025

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:

17/06/2025 14:40



4 3 2

Property Type: House
Land Size: 272 sqm approx
Agent Comments

David Ferro
0437 104 272

Indicative Selling Price
\$1,650,000 - \$1,780,000
Median House Price
March quarter 2025: \$1,860,000

Comparable Properties



2/15 Kerry Pde BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)



2/126 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,821,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 306 sqm approx



15 Leopold Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,890,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 294 sqm approx

Account - Jellis Craig | P: 98305966