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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,780,000			
Median sale p	rice							
Median price	\$1,860,000	Pro	roperty Type Hous		se		Suburb	Mont Albert North
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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





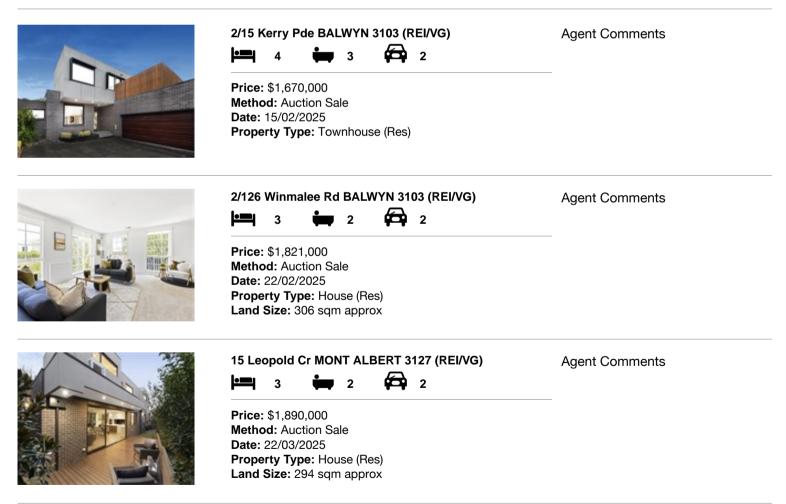




Property Type: House Land Size: 272 sqm approx Agent Comments David Ferro 0437 104 272

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

Comparable Properties



Account - Jellis Craig | P: 98305966



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