

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

1/13 SUTTON PARADE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,700,000	09-Mar-24
4/12 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$1,503,000	15-Feb-25
4/58 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,500,000	15-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 27 October 2025



**1/45 ROSTREVOR PARADE MONT
ALBERT NORTH VIC 3129**

Sold Price

\$1,700,000

Sold Date **09-Mar-24**

 4  3  2

Distance

0.1km



**4/12 FRANCESCA STREET MONT
ALBERT NORTH VIC 3129**

Sold Price

\$1,503,000

Sold Date **15-Feb-25**

 4  3  2

Distance

0.26km



**4/58 BELGRAVIA AVENUE MONT
ALBERT NORTH VIC 3129**

Sold Price

\$1,500,000

Sold Date **15-Oct-24**

 4  3  2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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