

## 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

3/13 SUTTON PARADE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,380,000

### 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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 2/19 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129 | \$1,378,000 | 25-May-24 |
| 2/19 SUTTON PARADE MONT ALBERT NORTH VIC 3129    | \$1,351,000 | 09-Aug-25 |
|                                                  |             |           |

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


**2/19 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129**

Sold Price

**\$1,378,000**

Sold Date

**25-May-24**


3



3



2

Distance

**0.29km**

**2/19 SUTTON PARADE MONT  
ALBERT NORTH VIC 3129**

Sold Price

**\$1,351,000**

Sold Date

**09-Aug-25**


2



2



2

Distance

**0.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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