

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

3/62 RELOWE CRESCENT 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

\$1,550,000

&

\$1,650,000

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

3/12 KERRY PARADE MONT ALBERT NORTH VIC 3129	\$1,560,000	10-Sep-25
9 OLYMPIAD CRESCENT BOX HILL NORTH VIC 3129	\$1,618,000	05-Jul-25
3/19 MOSELLE STREET MONT ALBERT NORTH VIC 3129	\$1,540,000	16-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



3/12 KERRY PARADE MONT ALBERT NORTH VIC 3129

4 3 2

Sold Price ^{RS} **\$1,560,000** Sold Date **10-Sep-25**

Distance **0.63km**



9 OLYMPIAD CRESCENT BOX HILL NORTH VIC 3129

4 3 1

Sold Price **\$1,618,000** Sold Date **05-Jul-25**

Distance **1.19km**



3/19 MOSELLE STREET MONT ALBERT NORTH VIC 3129

4 2 2

Sold Price ^{RS} **\$1,540,000** Sold Date **16-Aug-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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