

# 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

1/19 Moselle Street, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Mont Albert North

Period - From 03/02/2025 to 02/02/2026 Source Property Data

### 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	2/21 Kenny St BALWYN NORTH 3104	\$1,470,000	15/11/2025
2	3/54 Belgravia Av MONT ALBERT NORTH 3129	\$1,400,000	18/10/2025
3	2/19 Sutton Pde MONT ALBERT NORTH 3129	\$1,351,000	09/08/2025

**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: 03/02/2026 14:40



3 2 2

**Property Type:** Unit  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Unit Price**  
03/02/2025 - 02/02/2026: \$1,310,000

## Comparable Properties



2/21 Kenny St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Townhouse (Res)



3/54 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** Unit  
**Land Size:** 307 sqm approx



2/19 Sutton Pde MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,351,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800