

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

1/18 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,120,000 & \$1,200,000

Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Mont Albert North

Period - From 04/06/2025 to 03/06/2026 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	3 Botanic Wlk MONT ALBERT NORTH 3129	\$1,188,000	20/05/2026
2	74 Stables Cirt DONCASTER 3108	\$1,130,000	19/05/2026
3	7/8-10 Malcolm Cr DONCASTER 3108	\$1,188,000	18/12/2025

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:

04/06/2026 10:28



Property Type: Townhouse

Land Size: 306 sqm approx

Agent Comments

Comparable Properties



3 Botanic Wik MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,188,000

Method: Private Sale

Date: 20/05/2026

Property Type: Townhouse (Single)



74 Stables Cirt DONCASTER 3108 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)



7/8-10 Malcolm Cr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,188,000

Method: Auction Sale

Date: 18/12/2025

Property Type: Townhouse (Res)