

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 36 Francesca Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,450,000 & \$2,650,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Mont Albert North

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	5 Harrington Av BALWYN NORTH 3104	\$2,650,000	22/12/2025
2	234 Union Rd SURREY HILLS 3127	\$2,510,000	29/11/2025
3	2 June Av BALWYN NORTH 3104	\$2,546,000	15/11/2025

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: 22/01/2026 09:06



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Property Type: House (Res)
Land Size: 1301 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,650,000
Median House Price
Year ending December 2025: \$1,707,500

Comparable Properties



5 Harrington Av BALWYN NORTH 3104 (REI)

Agent Comments

2 1 2

Price: \$2,650,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 1036 sqm approx



234 Union Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,510,000
Method: Sold Before Auction
Date: 29/11/2025
Property Type: House (Res)
Land Size: 682 sqm approx



2 June Av BALWYN NORTH 3104 (REI)

Agent Comments

4 1 2

Price: \$2,546,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 903 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800