

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

7 VALDA AVENUE 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,585,000

Property type

House

Suburb

Mont Albert North

Period-from

02 Dec 2024

to

02 Jun 2025

Source

Corelogic

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

42 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$1,480,000	13-Apr-25
61 RELOWE CRESCENT MONT ALBERT NORTH VIC 3129	\$1,438,000	12-Apr-25
14 VALDA AVENUE MONT ALBERT NORTH VIC 3129	\$1,295,000	26-Apr-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: 02 June 2025

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**42 FRANCESCA STREET MONT
ALBERT NORTH VIC 3129**

3 1 2

Sold Price **\$1,480,000** Sold Date **13-Apr-25**

Distance **0.88km**



**61 RELOWE CRESCENT MONT
ALBERT NORTH VIC 3129**

3 1 1

Sold Price **\$1,438,000** Sold Date **12-Apr-25**

Distance **0.87km**



**14 VALDA AVENUE MONT ALBERT
NORTH VIC 3129**

3 1 1

Sold Price ^{RS} **\$1,295,000** Sold Date **26-Apr-25**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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