

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

2/40 STRABANE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Unit

Suburb

Mont Albert North

Period-from

29 Jul 2025

to

29 Jan 2026

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

2/553 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$1,050,000	28-Aug-25
2/66 MELROSE STREET MONT ALBERT NORTH VIC 3129	\$990,000	14-Nov-25
4/511 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$880,000	26-Nov-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: 29 January 2026