

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

1/74 KENMARE STREET MONT ALBERT VIC 3127

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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Mont Albert

Period-from

01 Aug 2025

to

31 Jul 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

2/410 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,425,000	13-May-26
3/51 TYNE STREET BOX HILL NORTH VIC 3129	\$1,350,000	13-Jul-26
4/60 RELOWE CRESCENT MONT ALBERT NORTH VIC 3129	\$1,480,000	16-May-26

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: 04 August 2026



**2/410 BELMORE ROAD MONT
ALBERT NORTH VIC 3129**

 4  3  2

Sold Price **\$1,425,000** Sold Date **13-May-26**

Distance **1.24km**



**3/51 TYNE STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price **\$1,350,000** Sold Date **13-Jul-26**

Distance **1.09km**



**4/60 RELOWE CRESCENT MONT
ALBERT NORTH VIC 3129**

 4  3  2

Sold Price **\$1,480,000** Sold Date **16-May-26**

Distance **1.25km**

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

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