

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

2/13 SUTTON PARADE 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

\$1,350,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/19 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,378,000	25-May-24
2/19 SUTTON PARADE MONT ALBERT NORTH VIC 3129	\$1,351,000	09-Aug-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: 27 October 2025


**2/19 ROSTREVOR PARADE MONT
ALBERT NORTH VIC 3129**

Sold Price

\$1,378,000

Sold Date

25-May-24


3



3



2

Distance

0.28km

**2/19 SUTTON PARADE MONT
ALBERT NORTH VIC 3129**

Sold Price

\$1,351,000

Sold Date

09-Aug-25


2



2



2

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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