

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

2/72 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,248,500

Property Type Townhouse

Suburb Mont Albert

Period - From 20/10/2024

to

19/10/2025

Source

Property Data

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	2/56 Belgravia Av MONT ALBERT NORTH 3129	\$1,465,000	15/09/2025
2	3/12 Kerry Pde MONT ALBERT NORTH 3129	\$1,560,000	10/09/2025
3	4/15 Francesca St MONT ALBERT NORTH 3129	\$1,507,000	19/07/2025

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:

20/10/2025 13:31

2/72 Kenmare Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
20/10/2024 - 19/10/2025: \$1,248,500

Comparable Properties



2/56 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,465,000

Method: Sold Before Auction

Date: 15/09/2025

Property Type: Townhouse (Res)

Land Size: 225 sqm approx



3/12 Kerry Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,560,000

Method: Private Sale

Date: 10/09/2025

Property Type: Townhouse (Single)



4/15 Francesca St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

4 3 2

Price: \$1,507,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Townhouse (Res)

Account - Heavyside



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