

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/28 Francesca Street, Mont Albert North VIC 3129
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Indicative selling price

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

Range between	\$990,000 & \$1,080,000
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Median sale price

Median price	\$1,155,000	Property Type	3-Bed Unit/Townhouse	Suburb	Mont Albert North
Period - From	31-Aug-2024	to	31-July-2025	Source	realestate.com.au

Comparable property sales

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	2/26 Melrose Street, Mont Albert North, Vic 3129	\$1,158,888	16-Apr-2025
2	18 Scarborough Square, Mont Albert North, Vic 3129	\$1,085,000	02-Aug-2025
3	2/46 Belgravia Avenue, Mont Albert North, Vic 3129	\$1,270,000	16-Aug-2025

This statement of information was prepared on 19-Aug-2025 at 2:37:07 PM AEST