

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

6/111 Kenmare Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$680,000

&

\$710,000

Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Mont Albert North

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	2/900 Station St BOX HILL NORTH 3129	\$705,000	28/06/2025
2	4/15-17 Bass St BOX HILL 3128	\$715,000	28/06/2025
3	2/531 Elgar Rd MONT ALBERT NORTH 3129	\$682,000	05/04/2025

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:

28/08/2025 12:18



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$710,000
Median Unit Price
Year ending June 2025: \$1,112,500

Comparable Properties



2/900 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit



4/15-17 Bass St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit



2/531 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$682,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)