

## 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

73 KENMARE STREET MONT ALBERT NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,241,000

&

\$2,300,000

### 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

|                                                 |             |           |
|-------------------------------------------------|-------------|-----------|
| 5/31 STRABANE AVENUE MONT ALBERT NORTH VIC 3129 | \$1,965,000 | 19-Jun-24 |
| 30 BUNDORAN PARADE MONT ALBERT NORTH VIC 3129   | \$1,900,000 | 28-Jun-25 |
| 31 KINTORE CRESCENT BOX HILL VIC 3128           | \$2,008,888 | 16-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: 09 October 2025



**5/31 STRABANE AVENUE MONT  
ALBERT NORTH VIC 3129**

 4  3  2

Sold Price **\$1,965,000** Sold Date **19-Jun-24**

Distance **0.46km**



**30 BUNDORAN PARADE MONT  
ALBERT NORTH VIC 3129**

 4  3  2

Sold Price <sup>RS</sup> **\$1,900,000** Sold Date **28-Jun-25**

Distance **0.52km**



**31 KINTORE CRESCENT BOX HILL  
VIC 3128**

 4  3  2

Sold Price <sup>RS</sup> **\$2,008,888** Sold Date **16-Aug-25**

Distance **1.06km**



**12 ADENEY STREET BALWYN  
NORTH VIC 3104**

 4  3  2

Sold Price **\$2,725,000** Sold Date **25-Apr-25**

Distance **1.38km**



**7 LIGHTFOOT STREET MONT  
ALBERT VIC 3127**

 4  3  2

Sold Price **\$2,050,000** Sold Date **31-Aug-24**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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